

**Saint Paul's Housing Production 2006**

# **Housing Projects Scorecard**

*July 1, 2008*

**Including Housing Production 2002-2005 Closed Projects**



The current area median income (AMI) is \$77,000. See chart on back page.

## Housing Projects Scorecard

07/01/2008

*Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.*

Project Information										Affordability									
										City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%			
								Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
CLOSED PROJECTS	Bonnie Jean Condos	212 East Seventh Street	Bonnie Jean, LLC	Rehab; ownership	2007	Schieckel, Martin	13	0	0%	0	0%	0	0%	0	0%	13	100%		
	The Commerce Building	10 4th Street East	CommonBond Communities 651-290-6245	New construction; rental	2007	Nordquist, Diane	55	6	11%	6	11%	43	78%	0	0%	0	0%		
	Dale Street Townhomes - GFDCD	636-656 North Dale Street	Greater Frogtown Community Development Corporation	New ConstructionOwnership	2007	Stephanie Hawkinson	11	0	0%	0	0%	0	0%	8	73%	3	27%		
	Dale Street Townhomes - Habitat	664-674 North Dale Street	Twin Cities Habitat for Humanity 612-331-4090 x678	New construction; ownership	2006	Hawkinson, Stephanie	5	0	0%	0	0%	5	100%	0	0%	0	0%		
	Dayton/Dale	207 N Dale St	TimberCraft Enterprises, Inc. 651-633-8611	New construction; ownership [HRA]	2006	Hawkinson, Stephanie	9	0	0%	0	0%	0	0%	0	0%	9	100%		
	Dorothy Day Shelter for Homeless Women	185 W 6th Street	Catholic Charities of the Archdiocese of St Paul/Mpls	Rehabilitation; supportive rental	2006	Collins, Joe	40	40	100%	0	0%	0	0%	0	0%	0	0%		
	Episcopal Church Home Renovations	490 East Lynnhurst Ave	Episcopal Corp. for the Elderly 651-642-9715	Rehabilitation; supportive rental	2006	Lilledahl, Patricia	25	0	0%	0	0%	0	0%	0	0%	25	100%		
	Episcopal Homes202/"Carty	SW Corner of Lexington &	Episcopal Homes of MN 651-632-8851	New construction; senior rental	2006	Lilledahl, Patricia	50	36	72%	14	28%	0	0%	0	0%	0	0%		
	Germain Landing TH Phase 2	Ames/Hazelwood	Habitat for Humanity & DBNHS 651-331-4090x672 / 651-774-6995	New construction; ownership	2006	Pemberton, Sheri	6	1	17%	3	50%	1	17%	1	17%	0	0%		
	Hazel Park Heights Condominiums	1776 Maryland Avenue	Hazel Park Heights, LLC	New construction; ownership	2006	Pemberton, Sheri	27	0	0%	0	0%	24	89%	3	11%	0	0%		
	Highland Pointe Lofts (River Pointe Lofts)	W. 7th & Munster Avenue	Stonebridge Companies 952-431-5700	New construction; rental	2007	Trulsen, Joan	133	14	11%	13	10%	0	0%	0	0%	106	80%		
	Jeremiah Program Saint Paul Campus	Milton St. & Concordia Ave	Jeremiah Program - Saint Paul Campus	New construction; rental	2006	Carlson, Allen	38	19	50%	19	50%	0	0%	0	0%	0	0%		
	Victoria Park/Koch Mobil Phase 1a	West 7th & Otto	Brighton Devil Corporation 612-332-5664	New const; senior rental	2006	Trulsen, Joan	43	0	0%	0	0%	0	0%	0	0%	43	100%		
	Victoria Park/Koch Mobil Phase 1b	West 7th, Otto, Shepard Rd &	Brighton Devil Corp/Sholom 612-215-8605/952-939-1690	New const; owner/rental, senior rental [HRA]	2006	Trulsen, Joan	600	0	0%	0	0%	0	0%	0	0%	600	100%		
	The Winnipeg Apartments	852-886 Rice Street	Winnipeg Apartments Limited Partnership	New construction; supportive rental	2007	Bayers, Dan	56	6	11%	7	13%	43	77%	0	0%	0	0%		
Subtotals	Scattered Sites	Various	Various	New construction & rehab; ownership	various	Various	0	0	0%	0	0%	0	0%	0	0%	0	0%		
	Scattered Sites	Various	Various	New construction; ownership	various	NA	0	0	0%	0	0%	0	0%	0	0%	0	0%		
Private Sector Development						140	0	Not available	9.6%	Not available	62	4.9%	116	9.2%	28	2.2%	140	100%	
Total						1,267	0	122	9.6%	62	4.9%	116	9.2%	28	2.2%	939	74.1%		
						cumulative				16.3%		26.6%		29.1%					
						cumulative				14.5%		23.7%		25.9%					
DEVELOPMENT PROJECTS	940 Selby Avenue - Roots on Selby	936-940 Selby Avenue	Selby Area CDC	New construction; ownership	NA	Hawkinson, Stephanie	4	0	0%	0	0%	0	0%	1	25%	3	75%		
	Capital City Townhouses	Canal, Clinton, Lincoln, Fuller &		New construction; Extended Life Rental	NA	Carlson, Al	69	0	0%	35	51%	34	49%	0	0%	0	0%		
	CHDC - Hamline, Greenbrier & Garden Ct	Various	Community Housing Devel. Corporation (CHDC)	Preservation of affordable housing	NA	Carlson, Al	58	0	0%	0	0%	58	100%	0	0%	0	0%		
	Grand Saint Paul	Wabasha & Starkay	West Side Flats Urban Development LLC	New construction; ownership	NA	Franchett, Marie	116	0	0%	0	0%	0	0%	0	0%	116	100%		
	Herbert Landing Townhomes	1611 Case	Habitat for Humanity & DBNHS 651-331-4090x672 / 651-774-6995	New construction; ownership	NA	Pemberton, Sheri	14	3	21%	6	43%	2	14%	3	21%	0	0%		
	Hospital Linen Site	So. Side of E. 7th b/t Bates & Maple	7th Street Partners	New construction; ownership [HRA]	NA	Pemberton, Sheri	62	0	0%	0	0%	0	0%	8	13%	54	87%		
	Farmers Market Flats	SW Corner of 5th & Wall Streets	Farmers Market Lofts, LLC 612-817-3266	New construction; ownership	NA	Nordquist, Diane	48	0	0%	0	0%	0	0%	0	0%	48	100%		
	Minnesota Building	46 East Fourth Street	MNB Development, LLC	New construction; rental	NA	Nordquist, Diane	137	14	10%	14	10%	109	80%	0	0%	0	0%		
	Northern Warehouse	308 Prince Street	Artspace Projects, Inc.	Rehabilitation; rental	NA	Nordquist, Diane	52	0	0%	0	0%	38	73%	0	0%	14	27%		
	The Penfield	Block withing 10th, 11th, Robert &	Alatus Partners 651-209-6560	New construction; ownership	NA	Nordquist, Diane	304	0	0%	0	0%	0	0%	0	0%	304	100%		
	Phalan Blvd - RR Island Housing Phase	Arkrighr at Tedesco; Rivoli		New Construction	NA	Pemberton, Sheri	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		
	PPL-Delancey	700/710/716 Selby Avenue	PPL Selby Avenue LLC	Rehabilitation; special needs rental	NA	Hawkinson, Stephanie	37	13	35%	6	16%	18	49%	0	0%	0	0%		

Please see Definitions and Disclaimer on last page.

Prepared by PED

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# Housing Projects Scorecard

07/01/2008

Project Information		Project Cost			Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source						Cost versus Subsidy per DU		Private	
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
		TDC (TDC/DU)	Redevelop- ment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)	
CLOSED PROJECTS																			
CLOSED PROJECTS	Bonnie Jean Condos	3,201,658	254,288	0	2,947,370	157,157	2,790,213	1,688,555	500,000	601,658	319,398	0	0	0	0	24,569	24,569	2,882,260	
		246,281	19,561	0	226,721	5%	214,632	389,25	17%	20%	24,569	0	0	0	0	24,569	24,569	90%	
	The Commerce Building	10,359,566	563,100	0	9,796,466	1,630,000	8,166,466	4,279,900	2,023,592	1,862,974	1,434,024	0	0	1,163,100	7,254,574	179,122	26,073	507,868	
		188,356	10,238	0	178,118	17%	148,481	86,46	21%	19%	26,073	0	0	21,147	131,901	131,849	26,073	5%	
	Dale Street Townhomes - GFCDC	2,048,313	371,926	0	1,676,387	248,000	1,428,387	807,882	95,200	525,306	903,579	95,200	0	327,000	0	120,525	90,798	722,534	
		186,210	33,811	0	152,399	15%	129,853	56,94	6%	31%	82,144	8,655	0	29,727	0	120,774	90,798	35%	
	Dale Street Townhomes - Habitat	1,004,646	195,768	0	808,878	0	808,878	704,603	27,200	77,075	100,000	27,200	0	100,000	0	45,440	25,440	777,446	
		200,929	39,154	0	161,776	0%	161,776	221,36	3%	10%	20,000	5,440	0	20,000	0	45,440	20,000	77%	
	Dayton/Dale	2,835,613	494,613	0	2,341,000	0	2,341,000	1,607,500	1	733,499	147,170	0	0	114,443	0	29,068	16,352	2,574,000	
		315,068	54,957	0	260,111	0%	260,111	130,48	0%	31%	16,352	0	0	12,716	0	29,068	16,352	91%	
	Dorothy Day Shelter for Homeless Women	450,000	450,000	0	0	0	0	0	0	0	450,000	0	0	0	0	0	11,250	11,250	0
		11,250	11,250	0	0	#DIV/0!	0	0	0.00	0	#DIV/0!	11,250	0	0	0	0	11,250	11,250	0
	Episcopal Church Home Renovations	9,911,344	50,000	0	9,861,344	207,244	9,654,100	7,400,000	2,254,100	0	2,254,100	0	0	0	0	8,425,000	337,000	0	1,486,344
		396,454	2,000	0	394,454	2%	386,164	29,97	0%	23%	0	0	0	0	0	337,000	0	0	15%
	Episcopal Homes202/Carty	6,211,400	157,000	175,000	5,879,400	20,000	5,859,400	4,291,035	852,800	715,565	900,000	0	0	5,311,400	0	124,228	18,000	0	
		124,228	3,140	3,500	117,588	0%	117,188	90,38	15%	12%	18,000	0	0	106,228	0	124,228	18,000	0%	
	Germain Landing TH Phase 2	1,380,000	12,000	0	1,368,000	0	1,368,000	1,045,000	230,000	93,000	230,000	0	0	160,000	0	65,000	38,333	990,000	
		230,000	2,000	0	228,000	0%	228,000	124,40	17%	7%	38,333	0	0	26,667	0	65,000	38,333	72%	
	Hazel Park Heights Condominiums	5,328,828	510,000	0	4,818,828	859,113	3,959,715	3,019,387	135,000	805,328	1,490,028	0	0	0	0	55,186	55,186	3,838,800	
		197,364	18,889	0	178,475	18%	146,656	66,56	3%	17%	55,186	0	0	0	0	55,186	55,186	72%	
	Highland Pointe Lofts (River Pointe Lofts)	23,252,435	700,000	0	22,552,435	1,280,548	21,271,887	15,213,743	1,700,000	4,358,144	0	0	1,729,000	0	17,728,764	146,299	13,000	3,794,671	
		174,830	5,263	0	169,567	6%	159,939	212,96	8%	19%	0	0	13,000	0	133,299	21,976	13,000	16%	
	Jeremiah Program Saint Paul Campus	11,215,500	62,000	0	11,153,500	2,588,000	8,565,500	5,926,000	600,000	2,039,500	0	0	0	3,250,000	7,965,500	295,145	0	0	
		295,145	1,632	0	293,513	23%	225,408	134,68	5%	18%	0	0	0	85,526	209,618	295,145	0	0	
	Victoria Park/Koch Mobil Phase 1a	35,212,615	2,147,990	1,566,104	33,064,625	0	33,064,625	24,028,769	2,369,107	6,666,749	0	0	2,646,749	349,132	0	69,672	61,552	32,216,734	
		818,898	0	0	768,945	0%	768,945	149,43	7%	20%	0	0	61,552	8,119	0	69,672	61,552	91%	
	Victoria Park/Koch Mobil Phase 1b	225,000,000	10,500,000	9,000,000	205,500,000	0	205,500,000	150,000,000	15,000,000	40,500,000	14,600,000	0	11,400,000	1,500,000	0	45,833	43,333	197,500,000	
		375,000	0	0	342,500	0	342,500	146,03	7%	20%	24,333	0	19,000	2,500	0	21,500	19,000	88%	
	The Winnipeg Apartments	12,049,826	165,858	0	11,883,968	1,775,245	10,108,723	7,955,038	905,000	1,248,685	3,505,000	0	0	1,544,826	7,000,000	215,175	62,589	0	
		215,175	0	0	212,214	15%	180,513	182,62	8%	11%	62,589	0	0	27,586	125,000	256,893	157,879	0%	
	Single Fam Collaborative Summ	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Single Fam/ Duplex Summary	3,465,784	27,638	0	3,438,146	0	3,438,146	2,910,949	1,066,800	856,465	380,000	0	0	607,121	0	0	0	2,478,663	
		216,612	1,727	0	214,884	0	214,884	271,70	31%	25%	23,750	0	0	37,945	0	52,372	21,250	72%	
	Single Family Habitat Summary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotals		317,714,913	14,514,191	9,175,000	294,025,722	8,765,307	285,260,415	206,849,592	23,135,593	56,671,299	24,459,199	122,400	13,129,000	14,077,890	48,373,838			217,552,586	
		281,912					253,115				8%	0%	4%		15%			68%	
Private Sector Development		30,800,000			30,800,000		30,800,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	30,800,000	
		220,000	estimate		220,000		220,000				0	0	0	0	0	0	0	100%	
Total		348,514,913	14,514,191	9,175,000	324,825,722	8,765,307	316,060,415				24,459,199	122,400	13,129,000	14,077,890	48,373,838			248,352,586	
		275,071									7%	0%	4%		14%			71%	
DEVELOPMENT PROJECTS																			
DEVELOPMENT PROJECTS	940 Selby Avenue - Roots on Selby	1,349,613	151,270	0	1,198,343	33,689	1,164,654	834,933	61,000	268,721	91,000	61,000	0	0	0	38,000	38,000	1,197,613	
		337,403	37,818	0	299,586	3%	291,164	84,94	5%	22%	22,750	15,250	0	0	0	38,000	38,000	89%	
	Capital City Townhouses	13,507,873	0	0	13,507,873	1,007,436	12,500,437	5,062,516	5,712,788	1,705,133	1,251,755	0	0	5,466,797	6,789,321	195,766	18,141	0	
		195,766	0	0	195,766	7%	181,168	412,54	42%	13%	79,229	18,141	0	98,396	176,746	18,141	0%		
	CHDC - Hamline, Greenbrier & Garden Ct	3,991,189	0	0	3,991,189	0	3,991,189	765,000	3,146,189	80,000	2,160,170	0	0	1,831,019	0	68,814	37,244	0	
		68,814	0	0	68,814	0%	68,814	10,55	79%	2%	37,244	0	0	31,569	0	55,365	37,244	0%	
	Grand Saint Paul	64,254,702	3,617,665	178,295	60,458,742	0	60,458,742	40,301,800	2,915,000	17,241,942	0	0	4,380,000	1,133,265	0	47,528	37,759	58,741,437	
		553,920	31,187	1,537	521,196	0%	521,196	257,36	5%	29%	0	37,759	9,770	0	47,528	37,759	91%		
	Herbert Landing Townhomes	2,320,000	340,000	0	1,980,000	0	1,980,000	1,796,000	110,000	84,000	410,000	0	0	100,000	0	36,429	29,286	1,810,000	
		165,714	24,286	0	141,429	0%	141,429	99,78	6%	4%	29,286	0	0	7,143	0	36,429	29,286	78%	
	Hospital Linen Site	18,349,328	2,430,454	0	15,918,874	0	15,918,874	11,660,000	600,000	3,658,874	2,217,287	0	0	0	0	35,763	35,763	16,132,041	
		295,957	39,201	0	256,756	0%	256,756	116,38	4%	23%	35,763	0	0	0	0	35,763	35,763	88%	
	Farmers Market Flats	12,785,000	1,913,000	0	10,872,000	1,800,000	9,072,000	5,785,000	650,000	2,637,000	2,435,000	0	0	1,350,000	0	78,854	50,729	9,000,000	
		266,354	39,854	0	226,500	17%	189,000	241,58	6%	24%	50,729	0	0	28,125	0	78,854	50,729	70%	
	Minnesota Building	24,952,828	379,800	0	24,573,028	3,511,474	21,061,554	11,753,526	5,152,000	4,156,028	0	0	1,400,000	6,878,128	16,674,700	182,137	10,219	0	
		182,137	2,772	0	179,365	14%	153,734	94,36	21%	17%	0	0	10,219	50,205	121,713	152,297	10,219	0%	
	Northern Warehouse	8,414,036	6,080,000	0	2,334,036	523,977	1,810,059	483,559	0	1,326,500	1,176,476	0	0	250,000	5,229,285	127,995	22,625	1,758,275	
		161,808	116,923	0	44,885	22%	34,809	#DIV/0!	0%	57%	22,625	0	0	4,808	100,563	61,168	22,625	21%	
	The Penfield	130,678,726	1,600,000	0	129,078,726	6,858,289	122,220,437	88,672,508	3,998,500	29,549,429	0	0	9,600,000	0	0	31,579	31,579	121,078,726	
		429,864	5,263	0	424,601	5%	424,601	895,68	3%	23%	0	0	31,579	0	0	31,579	31,579	93%	
Phelan Blvd - RR Island Housing Phase	2,709,577	0	0	2,709,577	0	2,709,577	1,915,619	286,109	507,849	1,000,000	0	0	1,709,577	0	#DIV/0!	#DIV/0!	0		
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	#DIV/0!	54,97	11%	19%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%	
PPL-Delancey																			

## Housing Projects Scorecard

07/01/2008

Project Information									Affordability									
A									City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units		Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
									Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
DEVELOPMENT PROJECTS	Printers Row Phase Three	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	NA	Carlson, Al	26		0	0%	0	0%	0	0%	0	0%	26	100%
	Salvation Army Booth Brown House Phase 2	1471 Como Avenue	The Salvation Army 651-646-2601	Rehabilitation; rental supportive housing	NA	Trulsen, Joan	17		17	100%	0	0%	0	0%	0	0%	0	0%
	Salvation Army Booth Brown Phase 3	1471 Como Avenue	The Salvation Army 651-646-2601	Rehabilitation; rental supportive housing	NA	Trulsen, Joan	8		8	100%	0	0%	0	0%	0	0%	0	0%
	Shalom East Campus Project	730 & 740 Kay Avenue	Shalom Home East, Inc.	New const; senior rental	NA	Trulsen, Joan	120		60	50%	0	0%	0	0%	0	0%	60	50%
	Willow Reserve Townhomes	391 West Maryland Avenue	SPARC	New construction; ownership	NA	Bayers, Dan	36		0	0%	0	0%	0	0%	9	25%	27	75%
	YWCA Grotto Street Supportive Housing	138 and 142 North Grotto Street	YWCA of Saint Paul	Rehabilitation; rental	NA	Carlson, Al	8		8	100%	0	0%	0	0%	0	0%	0	0%
	Single Family Dev.-Coord. Hsg Invest Prog	Scattered Sites	Dayton's Bluff NHS 651-774-6995	New construction & rehab; ownership	NA	Various	3		0	0%	0	0%	0	0%	3	100%	0	0%
	Single Family Collaborative	Scattered Sites	CDC's & Habitat for Humanity	New construction & rehab; ownership	NA	Various	29		0	0%	11	38%	0	0%	18	62%	0	0%
	Private Sector Development	Scattered Sites	Various	New construction; ownership	NA	→	NA		Not available		Not available		Not available		Not available		Not available	
SUBTOTALS						1,148	0	123	10.7%	72	6.3%	259	22.6%	42	3.7%	652	56.8%	
										cumulative	17.0%	39.5%			43.2%			
Closed Projects						Closed Projects	1,267	122	9.6%	62	4.9%	116	9.2%	28	2.2%	939	74.1%	
										cumulative	14.5%	23.7%			25.9%			
Total Closed/Develop Proj						TOTAL CLOSED & DEVELOPMENT PROJECTS	2,415	245	10.1%	134	5.5%	375	15.5%	70	2.9%	1,591	65.9%	
										cumulative	15.7%	31.2%			34.1%			

### PRE-DEVELOPMENT PROJECTS

PRE-DEVELOPMENT PROJECTS	208 Bates Avenue - Invest Saint Paul	208 Bates Avenue	Unknown		NA	Pemberton, Sheri	0		0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
	2700 University Avenue	2700 University Avenue	Wellington Management 651-999-5511	New construction; ownership	NA	Trulsen, Joan	97		0	0%	0	0%	0	0%	0	0%	97	100%
	940 Selby Avenue - Habitat	936-940 Selby Avenue	Twin Cities Habitat for Humanity	New construction; ownership	NA	Hawkinson, Stephanie	4		0	0%	4	100%	0	0%	0	0%	0	0%
	Barclay and Rose Phalen Village	1178 Barclay and Rose	N & G Properties	Rehabilitation; rental	NA	Pemberton, Sheri	0		0	0%	0	0%	0	0%	0	0%	0	0%
	Frogtown Square (Dale Street Village)	NE Corner of University & Dale	Sparc	New construction; senior rental	NA	Trulsen, Joan	36		0	0%	0	0%	0	0%	9	25%	27	75%
	Halner's Site	1590 White Bear Avenue		New construction;	NA	Pemberton, Sheri	0		0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
	Island Station	380 Randolph Avenue	Executive Property Management/Townsend	Rehabilitation; ownership	NA	Franchett, Marie	0		0	0%	0	0%	0	0%	0	0%	0	0%
	James Griffin Garden Rowhouses	St. Anthony & Fry St	James Garrett, 4RM+ULA 651-775-3494	New construction; ownership	NA	Hawkinson, Stephanie	5		0	0%	0	0%	0	0%	0	0%	5	100%
	Lexington Park - Ownership	SW Corner of Lexington & Ownership	Wellington Management 651-999-5511	New construction; ownership	NA	Trulsen, Joan	40		0	0%	0	0%	0	0%	30	75%	10	25%
	Malcolm Shabazz Apartments	600 Central Avenue West	BNV Properties 651-227-5133	Rehabilitation; rental	NA	Hawkinson, Stephanie	72		0	0%	72	100%	0	0%	0	0%	0	0%
	Railroad Island Phase 2 - Stage 2	Scattered:Payne/Minnehaha	Dayton's Bluff NHS 651-774-6995	New construction; ownership [HRA]	NA	Pemberton, Sheri	98		0	0%	0	0%	0	0%	0	0%	98	100%
	River Bluff/Koch Mobil - Phases 1b, 2-3	West 7th & Otto	Brighton Devl Corporation 612-332-5666	New const; owner/rental	NA	Trulsen, Joan	672		0	0%	0	0%	0	0%	0	0%	672	100%
	Salvation Army Booth Brown House Phase 3	1471 Como Avenue West	The Salvation Army	Rehabilitation; rental supportive housing	NA	Trulsen, Joan	8		8	100%	0	0%	0	0%	0	0%	0	0%
	Sankofa Apartments	625 Chatsworth and 990 Lafond	Model Cities of St. Paul, Inc	Rehabilitation; rental supportive housing	NA	Hawkinson, Stephanie	16		16	100%	0	0%	0	0%	0	0%	0	0%
	Schmidt Brewery (Bottling House)	882 7th Street West	Dominium Development and Acquisition LLC	New construction; rental	NA	Nordquist, Diane	0		0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
	Stryker Project	605-617 Stryker	Neighborhood Development Alliance (NeDA)	New construction; ownership	NA	Collins, Joe	12		0	0%	0	0%	0	0%	3	25%	9	75%
	Westside Flats Housing (Llewellyn)	Wabasha & Fillmore	West Side Flats Urban Development LLC	New construction; ownership	2006	Franchett, Marie	116		0	0%	0	0%	0	0%	0	0%	116	100%
SUBTOTALS							1,176											

CLOSED, DEVELOP. & PRE-DEVEL. SUBTOTALS	CLOSED, DEVELOPMENT & PRE-DEVELOPMENT SUBTOTALS	3,591
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Please see Definitions and Disclaimer on last page.

Prepared by PED

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Housing Projects Scorecard

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source				Cost versus Subsidy per DU		Private		
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
		TDC (TDC/DU)	Redevelop-ment Costs (per DU)	Public Imprints (per DU)	Housing Costs (per DU)	Housing extra-ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)	
DEVELOPMENT PROJECTS	Printers Row Phase Three	7,284,630	95,000	95,000	7,189,630	495,000	6,694,630	4,485,000	372,272	1,837,358	0	116,000	0	0	0	4,462	4,462	7,168,630	
	Salvation Army Booth Brown House Phase 2	1,861,566	0	0	1,861,566	0	1,861,566	1,482,195	46,000	333,371	508,000	0	0	1,012,500	0	89,441	29,882	341,066	
	Salvation Army Booth Brown House Phase 3	109,504	0	0	109,504	0	109,504	34,033	2%	18%	29,882	0	0	59,559	0	89,441	29,882	18%	
	Sholom East Campus Project	57,887,481	0	0	57,887,481	1,240,000	56,647,481	47,180,752	1,921,000	7,545,729	0	0	0	5,934,758	38,078,946	366,781	42,697	13,873,777	
	Willow Reserve Townhomes	11,162,565	1,347,970	0	9,814,595	219,500	9,595,095	7,582,600	432,000	1,580,495	3,076,500	673,500	0	513,665	0	118,435	104,167	6,898,900	
	YWCA Grotto Street Supportive Housing	1,041,800	0	0	1,041,800	0	1,041,800	925,550	0	116,250	377,800	0	0	664,000	0	130,225	47,225	0	
	Single Family Dev - Coord. Hsg Invest Proj	645,000	0	0	645,000	0	645,000	435,000	210,000	0	47,965	0	0	75,000	0	40,988	15,988	522,035	
	Single Family Collaborative	4,930,000	0	0	4,930,000	0	4,930,000	3,944,000	217,500	768,500	600,000	188,500	0	600,000	0	47,879	27,190	3,541,500	
	Private Sector Development	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	NA 100%
	SUBTOTALS	371,718,638	17,955,159	273,295	353,585,184	15,689,365	337,895,819	237,690,385	26,149,467	74,065,967	16,693,527	1,039,000	15,380,000	29,569,859	66,772,252	0	0	242,264,000	65%
	Closed Projects	348,514,913	14,514,191	9,175,000	324,825,722	8,765,307	316,060,415	0	0	0	24,459,199	122,400	13,129,000	14,077,890	48,373,838	0	0	248,352,586	71%
	Total Closed/Develop Proj	720,233,551	32,469,350	9,448,295	678,410,906	24,454,672	653,956,234	237,690,385	26,149,467	74,065,967	41,152,726	1,161,400	28,509,000	43,647,749	115,146,090	0	0	490,616,586	68%
	PRE-DEVELOPMENT PRO																		
208 Bates Avenue - Invest Saint Paul	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	0.00	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	#DIV/0!	#DIV/0!	0
2700 University Avenue	25,327,000	2,803,000	827,000	21,697,000	0	21,697,000	13,000,000	2,545,000	6,152,000	0	0	1,500,000	0	0	0	15,464	15,464	23,827,000	
940 Selby Avenue - Habitat	261,103	28,897	8,526	223,680	0%	223,680	0.00	12%	28%	0	0	15,464	0	0	0	15,464	15,464	94%	
Barclay and Rose Phalen Village	774,499	155,170	0	619,329	0	619,329	484,441	61,000	73,888	120,000	0	0	80,000	0	50,000	30,000	574,499	74%	
Frogtown Square (Dale Street Village)	193,625	38,793	0	154,832	0%	154,832	49,28	10%	12%	30,000	0	0	20,000	0	50,000	30,000	74%	0	
Halner's Site	0	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	0	0	0	0	0	0	0	#DIV/0!	
Island Station	0	0	0	0	0	0	0.00	0%	0%	0	0	0	0	0	0	0	0	0%	
James Griffin Garden Rowhouses	2,218,443	0	0	2,218,443	633,636	1,584,807	1,000,403	35,900	548,504	673,636	0	0	134,727	0	134,727	134,727	1,544,807	70%	
Lexington Park - Ownership	9,507,000	1,900,000	0	7,607,000	0	7,607,000	6,211,562	0	1,395,438	475,000	0	1,525,000	0	50,000	50,000	7,507,000	79%	0	
Malcolm Shabazz Apartments	48,611	0	0	48,611	0	48,611	55.94	0%	0%	10,417	0	0	2,750,000	0	48,611	10,417	0	0	
Railroad Island Phase 2 - Stage 2	21,338,565	1,963,740	1,047,328	19,374,824	0	19,374,824	16,996,641	294,000	2,084,183	1,888,931	0	1,720,611	0	39,832	22,275	17,435,023	82%	0	
River Bluff/Koch Mobil - Phases 1b, 2-3	176,588,635	10,772,010	7,853,896	165,816,625	0	165,816,625	120,502,481	11,880,893	33,433,251	0	0	13,273,251	1,750,868	0	22,357	19,752	161,564,516	91%	
Salvation Army Booth Brown House Phase 3	883,147	0	0	883,147	0	883,147	689,208	33,000	160,939	341,574	0	0	341,573	0	85,393	42,697	200,000	23%	
Sankofa Apartments	1,890,646	15,224	0	1,875,422	0	1,875,422	838,646	828,217	208,559	250,000	0	0	1,570,000	0	113,750	15,625	70,646	4%	
Schmidt Brewery (Bottling House)	118,165	952	0	117,214	0%	117,214	85.86	44%	11%	15,625	0	0	98,125	0	113,750	15,625	70,646	4%	
Stryker Project	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Westside Flats Housing (Llewellyn)	62,533,526	3,617,665	0	58,915,861	0	58,915,861	37,222,059	2,915,000	18,778,802	0	0	4,380,000	1,133,265	0	47,528	37,759	57,020,261	91%	
SUBTOTALS	319,375,209	23,147,466	9,728,224	295,400,743	853,136	294,547,607	210,462,362	19,025,010	65,060,235	8,055,641	1,346,250	20,678,251	10,497,695	0	0	0	278,797,372	87%	
CLOSED, DEVELOP. & PRE-DEVEL. SUBTOTALS	1,039,608,760	55,616,816	19,176,519	973,811,649	25,307,808	948,503,841	448,152,747	45,174,477	139,126,202	49,208,367	2,507,650	49,187,251	54,145,444	115,146,090	0	0	769,413,958	74%	

Please see Definitions and Disclaimer on last page.

## Housing Projects Scorecard

07/01/2008

Project Information								Affordability									
A								City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
								Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent

### CONCEPTUAL PROJECTS

CONCEPTUAL PROJECTS	Adult Detention Center/West	12 & 50 Kellogg Blvd W.	New construction; ownership	NA	Franchett, Marie	0		Affordability/City Standards: The City of Saint Paul is committed to producing at least 20% of new production units affordable to households at or below 50% of the area median income, with 10% of the units affordable at 30% of the area median (a total of 1,000 units of affordable housing within Housing 5000: 500 of the units will be affordable to households at or below 30% of the area median income and 500 units will be affordable to households between 31-50% of the area median income).				
	The Bridges of St. Paul	Wabasha, Plato, Fillmore, Lafayette	New construction; ownership	NA	Franchett, Marie	4,321						
	East 7th, Minnehaha & Resaney	East 7th, Minnehaha &	New construction; rental & ownership	NA	Pemberton, Sheri	150						
	Gateway - Phase 2	2550 W. 7th Street	New construction; ownership	NA	Trulsen, Joan							
	Hamm's	S. side of Minnehaha b/t Payne & Arcade	New construction & rehab; ownership	NA	Pemberton, Sheri							
	Halper's Site	1590 White Bear Avenue	New construction;	NA	Pemberton, Sheri							
	Hillcrest Phase 3	White Bear & Larpeur	New construction	NA	Sanchez, Tom	90						
	Lexington Commons	375 Lexington Pkwy North	Rehabilitation; rental	NA	Trulsen, Joan	48						
	Lowertown Bluffs Depot	293 Commercial Street	Mixed use; comm. New ownership	NA	Pemberton, Sheri							
	The Metro Phase II	2643 University Avenue	New construction; ownership	NA	Nordquist, Diane	43						
	Payne & Bush	SE Corner of Payne & Bush	New construction; ownership	NA	Pemberton, Sheri	30						
	Payne - Phalen Phases 2, 3 & 4	Payne Ave/Phalen Blvd	New construction; ownership & commercial	NA	Pemberton, Sheri	111						
	Phalen West/Bruce Vento Nghbd	Whitall & Westminster	New construction & rehab; ownership [HRA]	NA	Pemberton, Sheri	14						
	Rice Street Senior Housing	Geranium & Ablemarle	New construction; Senior Rental	NA	Bayers, Dan	47						
	Selby/Victoria	160 Victoria Street	New construction; ownership [HRA]	NA	Hawkinson, Stephanie	14						
	Schmidt Brewery	West 7th Street	New construction; ownership	NA	Nordquist, Diane	600						
	Sunny Hecks (Echo Housing)	White Bear & Case	Acq; demo/new cnst; ownership/rental	NA	Pemberton, Sheri	30						
	Troutbrook	1581 Jackson St	New construction; senior rental [HRA]	NA	Pemberton, Sheri							
	West Side Flats (Lowellyn)	Wabasha, Fillmore and Starkey	New const; ownership [HRA]	NA	Franchett, Marie	120						
	Woodview Townhomes (Echo Housing)	Maryland & Hazelwood	Acq; demo/new cnst; ownership	NA	Pemberton, Sheri	10						
SUBTOTALS						5,628						

GRAND TOTALS	9,219
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# Housing Projects Scorecard

07/01/2008

Project Information	Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redevelop- ment Costs (per DU)	Public Imprints (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)

## CONCEPTUAL PROJECTS

CONCEPTUAL PROJECTS	Adult Detention Center/West	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	The Bridges of St. Paul	0	0	0	0	0	0.00	0%	0%	0	0	0	0	0	0	0	0%
	East 7th, Minnehaha & Resney	30,000,000	2,000,000	500,000	28,000,000	300,000	27,700,000	25,100,000	2,600,000	2,500,000	0	0	4,700,000	3,200,000	69,333	16,667	19,600,000
	Gateway - Phase 2	200,000	13,333	3,333	186,667	1%	184,667	#DIV/0!	9%	16,667	0	0	31,333	21,333	66,667	14,000	65%
	Hamm's	0	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0	0	0%
	Halper's Site	12,654,900	2,042,050	0	10,612,850	0	10,612,850	7,994,170	615,000	2,003,680	1,324,900	615,000	0	0	0	0	10,715,000
	Hillcrest Phase 3	18,950,000	1,400,000	1,400,000	17,550,000	1,200,000	16,350,000	12,600,000	600,000	3,150,000	6,350,000	0	2,500,000	500,000	103,889	98,333	9,600,000
	Lexington Commons	210,556	15,556	15,556	195,000	7%	181,667	121.74	3%	18%	70,556	0	27,778	5,556	103,889	98,333	51%
	Lowertown Bluffs Depot	0	0	0	0	#DIV/0!	0	0.00	#DIV/0!	#DIV/0!	0	0	0	0	0	0	#DIV/0!
	The Metro Phase II	9,307,143	360,000	0	8,947,143	0	8,947,143	7,218,723	438,148	1,290,272	0	0	270,000	0	0	0	9,037,143
	Payne & Bush	0	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0	0	0%
	Payne - Phalen Phases 2, 3 & 4	0	0	0	0	0%	0	0.00	#DIV/0!	#DIV/0!	0	0	0	0	0	0	0%
	Phalen West/Bruce Vento Nghbd	1,000,000	0	0	1,000,000	0	1,000,000	0	0.00	0%	0	0	0	0	0	0	0%
	Rice Street Senior Housing	15,822,710	4,542,710	0	11,280,000	0	11,280,000	7,914,290	0	3,365,710	4,542,710	0	0	0	96,653	96,653	11,280,000
	Selby/Victoria	336,653	96,653	0	240,000	0%	240,000	415.67	0%	30%	96,653	0	0	0	96,653	96,653	71%
	Schmidt Brewery	3,800,000	0	0	3,800,000	0	3,800,000	3,800,000	0	0	2,500,000	0	0	0	178,571	178,571	1,300,000
	Sunny Hecks (Echo Housing)	271,429	0	0	271,429	0%	271,429	199.58	0%	0%	178,571	0	0	0	178,571	178,571	34%
	Troutbrook	2,332,200	0	0	2,332,200	0	2,332,200	1,822,800	78,750	430,650	249,850	78,750	0	0	548	548	2,003,600
	West Side Flats (Ulowellm)	3,887	0	0	3,887	0%	3,887	103.46	3%	18%	416	131	0	0	548	548	86%
	Woodview Townhomes (Echo Housing)	5,613,243	679,054	0	4,934,189	87,568	4,846,622	4,122,973	91,216	632,432	608,108	0	1,883,514	405,405	96,568	20,270	2,716,216
	Woodview Townhomes (Echo Housing)	187,108	22,635	0	164,473	2%	161,554	132.94	2%	13%	20,270	0	62,784	13,514	78,324	14,189	48%
	Woodview Townhomes (Echo Housing)	5,134,400	339,400	0	4,795,000	0	4,795,000	4,450,000	34,400	310,600	100,000	34,400	4,900,000	0	0	0	100,000
	Woodview Townhomes (Echo Housing)	0	0	0	0	0%	0	0.00	0%	0%	0	0	0	0	0	0	0%
	Woodview Townhomes (Echo Housing)	62,533,526	3,617,665	0	58,915,861	0	58,915,861	37,222,059	2,915,000	18,778,802	0	4,380,000	1,133,265	0	45,944	36,500	57,020,261
	Woodview Townhomes (Echo Housing)	521,113	30,147	0	490,966	0%	490,966	237.69	5%	32%	0	36,500	9,444	0	45,944	36,500	91%
	Woodview Townhomes (Echo Housing)	1,871,081	226,351	0	1,644,730	29,189	1,615,541	1,374,324	30,405	210,811	202,703	0	62,784	135,135	96,568	20,270	905,405
	Woodview Townhomes (Echo Housing)	187,108	22,635	0	164,473	2%	161,554	132.94	2%	13%	20,270	0	62,784	13,514	78,324	14,189	48%
	SUBTOTALS	169,019,203	15,207,230	1,900,000	153,811,973	1,616,757	152,195,216	113,619,339	4,802,920	32,772,957	18,808,271	728,150	7,180,000	14,014,616	3,740,541	124,547,626	
		30,032								11%	0%	4%	8%	2%			

GRAND TOTALS	1,208,627,963	70,824,047	21,076,519	1,127,623,622	26,924,565	1,100,699,057	561,772,086	49,977,397	171,899,159	68,016,638	3,235,800	56,367,251	68,160,061	118,886,631	893,961,584		
	131,102									6%	0%	5%	6%	10%	74%		

Housing Projects Scorecard

07/01/2008

Disclaimer: The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.

Project Information						
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units

Available HRA Owned Parcels

Case Ave (b/t Clark & Desoto)	436 Case Ave	ESNDC/DBNHS 651-771-1152 / 651-774-6995	Vacant land, 0.10 acres [HRA]	NA	Pemberton, Sheri	1
DeSoto & Otsego	655 DeSoto	UNKNOWN	Vacant land with issues, 0.11 acres [HRA]	NA	Filice, Amy	1
Erie & Palace	404 Erie Street	UNKNOWN	Vacant land, 0.09 acres [HRA]	NA	Carlson, Al	1
Fremont (b/t Hazel & White Bear)	N. side of Fremont (b/t Hazel/WB)	UNKNOWN	Vacant land, 0.84 acres [HRA]	NA	Filice, Amy	
Jenks (b/t Mendota & Arcade)	657 Jenks	UNKNOWN	Vacant land with issues, 0.10 acres [HRA]	NA	Filice, Amy	1
SE Corner Lafond & Dale	SE Corner Lafond & Dale	UNKNOWN	Vacant land, 0.14 acres [HRA]	NA	Carlson, Al	
Lafond & Galtier	253 Lafond	UNKNOWN	Vacant land with issues, 0.11 acres [HRA]	NA	Lee, Shoua	
Mounds Blvd & Plum St	N. corner-Mounds Blvd & Plum St	DBNHS/Guptil 651-774-6995	Vacant land, 1.35 acres [HRA]	NA	Pemberton, Sheri	
Prosperity & Barclay	1381 Prosperity	UNKNOWN	Vacant land with issues, 0.53 acres [HRA]	NA	Filice, Amy	
Rice St (b/t Lyton & Sycamore)	796 Rice Street	Twin Cities Roofing	Vacant land, 0.24 acres [HRA]	NA	Filice, Amy	
Sherburne (b/t Marion & Rice)	192 Sherburne	UNKNOWN	Vacant land with issues, 0.12 acres [HRA]	NA	Carlson, Al	1
Third Street & Maria	669 3rd St East	UNKNOWN	New construction; 0.09 acres [HRA]	NA	Pemberton, Sheri	1
Third Street & Maria Corner	679 3rd St, 308- 310 Maria	UNKNOWN	Vacant land with issues; 0.31 acres [HRA]	NA	Filice, Amy	
Tot Lot (temporary)	SW Corner of 4th & Sibley	UNKNOWN	Vacant land; 0.20 acres [HRA]	NA	Carlson, Al	
SE Corner Van Buren & Dale	SE Corner Van Buren & Dale	UNKNOWN	Vacant land; 0.16 acres [HRA]	NA	Carlson, Al	



Housing Projects Scorecard

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Single Family/Duplex Development																			
Project Information								Affordability											
A								City Standards				LIHTC Standards		HUD Standards					
								No. of Dwelling Units		Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager			Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Closed																			
Closed	895 Central Avenue	895 Central Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	229 Earl Street	229 Earl Street	Gretchen Gilbertson 218-353-7644	Rehabilitation; ownership	2007	Pemberton, Sheri	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	394 East Sidney	394 East Sidney	NeDA 651-292-9652	Rehabilitation; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	741 Fuller Avenue	741 Fuller Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	707 Fuller Avenue	707 Fuller Avenue	MCASA LLC	New construction; ownership	2006	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	157 Winifred Street West	157 Winifred Street West	NeDA 651-292-9652	Rehabilitation; ownership	2007	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	MCASA 2008 Scattered Site	Scattered Sites	MCASA LLC	Rehabilitation; ownership	2008	Hawkinson, Stephanie	10	0	0%	0	0%	0	0%	0	0%	10	100%	0	0%
Subtotals							16	0	0%	0	0%	0	0%	16	100%	0	0%		
DEVELOPMENT																			
Development	235 Belvidere Street East	235 Belvidere Street East	NeDA 651-292-9652	New construction; ownership	NA	Lee, Shoua	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
	132 Winifred Street East	132 Winifred Street East	NeDA 651-292-9652	New construction; ownership	NA	Hawkinson, Stephanie	2	0	0%	0	0%	0	0%	0	0%	2	100%	0	0%
Subtotals							3	0	0%	0	0%	0	0%	3	200%	0	0%		
PRE DEVELOPMENT																			
Pre-Dev.	548 Blair Avenue	548 Blair Avenue	Greater Frogtown CDC 651-848-2021	Rehab; ownership	NA	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
Subtotals							1	0	0%	0	0%	0	0%	1	100%	0	0%		
cumulative																			

# Housing Projects Scorecard

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Single Family/DU																		
Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
	B	C	D	E	F	G	H	I	J		K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redevelopment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extraordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)		City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)
<b>Closed</b>																		
Closed	895 Central Avenue	240,225	7,546	0	232,679	0	232,679	583,963	0	114,072	20,000	0	0	49,167	0	69,167	20,000	171,058
		240,225	7,546	0	232,679	0%	232,679	701.88	0%	0%	20,000	0	0	49,167	0	49,167	20,000	0%
	229 Earl Street	245,489	0	0	245,489	0	245,489	208,000	35,989	1,500	0	0	0	0	0	0	0	245,489
		245,489	0	0	245,489	0%	245,489	47.54	0%	0%	0	0	0	0	0	0	0	0%
	394 East Sidney	210,000	0	0	210,000	0	210,000	82,260	88,500	39,240	20,000	0	0	20,000	0	40,000	20,000	170,000
		210,000	0	0	210,000	0%	210,000	82.18	0%	0%	20,000	0	0	20,000	0	40,000	20,000	0%
	741 Fuller Avenue	240,225	7,546	0	232,679	0	232,679	583,963	0	114,072	20,000	0	0	49,167	0	69,167	20,000	171,058
		240,225	7,546	0	232,679	0%	232,679	701.88	0%	0%	20,000	0	0	49,167	0	49,167	20,000	0%
	707 Fuller Avenue	240,225	7,546	0	232,679	0	232,679	583,963	0	114,072	20,000	0	0	49,167	0	69,167	20,000	171,058
		240,225	7,546	0	232,679	0%	232,679	701.88	0%	0%	20,000	0	0	49,167	0	49,167	20,000	0%
Development	157 Winifred Street West	150,000	0	0	150,000	0	150,000	50,250	83,811	15,939	0	0	0	0	0	0	0	150,000
		150,000	0	0	150,000	0%	150,000	37.44	0%	0%	0	0	0	0	0	0	0	0%
	MCASA 2008	2,139,620	5,000	0	2,134,620	0	2,134,620	818,550	858,500	457,570	300,000	0	0	439,620	0	73,962	30,000	1,400,000
	Scattered Site	213,962	500	0	213,462	0%	213,462	545.70	0%	0%	30,000	0	0	43,962	0	73,962	30,000	0%
<b>Subtotals</b>		<b>3,465,784</b>	<b>27,638</b>	<b>0</b>	<b>3,438,146</b>	<b>0</b>	<b>3,438,146</b>	<b>2,910,949</b>	<b>1,066,800</b>	<b>856,465</b>	<b>380,000</b>	<b>0</b>	<b>0</b>	<b>607,121</b>	<b>0</b>			<b>2,478,663</b>
		<b>216,612</b>					<b>214,884</b>				<b>11%</b>	<b>0%</b>	<b>0%</b>	<b>18%</b>	<b>0%</b>			<b>72%</b>
<b>DEVELOPMENT</b>																		
Development	235 Belvidere Street East	159,581	105,195	0	54,386	6,950	47,436	0	15,000	32,436	70,000	15,000	0	70,000	0	155,000	85,000	4,581
		159,581	105,195	0	54,386	0%	47,436	0.00	0%	0%	70,000	15,000	0	70,000	0	155,000	85,000	0%
	132 Winifred Street East	570,085	32,670	0	537,415	33,500	503,915	339,464	60,000	104,451	45,000	0	0	93,000	0	69,000	22,500	432,085
<b>Subtotals</b>		<b>729,666</b>	<b>137,865</b>	<b>0</b>	<b>591,801</b>	<b>40,450</b>	<b>551,351</b>	<b>339,464</b>	<b>75,000</b>	<b>136,887</b>	<b>115,000</b>	<b>15,000</b>	<b>0</b>	<b>163,000</b>	<b>0</b>			<b>436,666</b>
		<b>243,222</b>					<b>183,784</b>				<b>16%</b>	<b>2%</b>	<b>0%</b>	<b>22%</b>	<b>0%</b>			<b>60%</b>
<b>PRE DEVELOPMENT</b>																		
Pre-Dev.	548 Blair Avenue	188,300	4,400	0	183,900	0	183,900	93,400	60,101	30,399	0	58,300	0	0	0	58,300	58,300	130,000
		188,300	4,400	0	183,900	0%	183,900	84.07	33%	17%	0	58,300	0	0	0	58,300	58,300	69%
<b>Subtotals</b>		<b>188,300</b>	<b>4,400</b>	<b>0</b>	<b>183,900</b>	<b>0</b>	<b>183,900</b>	<b>93,400</b>	<b>60,101</b>	<b>30,399</b>	<b>0</b>	<b>58,300</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>130,000</b>
		<b>188,300</b>					<b>183,900</b>				<b>0%</b>	<b>31%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>			<b>69%</b>

## Saint Paul's Housing Production

# Housing Closed Projects Scorecard

*2002-2005*



The current area median income (AMI) is \$77,000. See chart on back page.

## Housing Projects Scorecard

07/01/2008

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Project Information								Affordability									
								City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
								Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent

### CLOSED PROJECTS

Closed	560 State Townhomes	State and Concord	State Street Townhomes, LLC	New construction [HRA]; townhomes	2004	Hawkinson, Stephanie	20		0	0%	5	25%	0	0%	0	0%	15	75%
	7th Landing (Passages)	1364 West 7th	RS Eden 651-222-4488	New const.; rental supportive housing	2002	Sanchez, Tom	13	12	12	92%	0	0%	1	8%	0	0%	0	0%
	800 E Third Street (mixed use)	800 East Third Street	Michlitsch Builders, Inc. 763-475-2503	Renovation; ownership condos	2004	Bayers, Dan	8		0	0%	0	0%	0	0%	2	25%	6	75%
	808 Berry	Franklin & Emerald	Dominium 763-354-5613	New construction; rental	2002	Nordquist, Diane	267		27	10%	54	20%	0	0%	46	17%	140	52%
	9th Street Lofts	215 9th Street	Sherman Assoc. & Lander Group 612-332-3000	Conv. of office bldg; ownership	2003	Carlson, Al	50		0	0%	0	0%	0	0%	1	2%	49	98%
	American House	Wacouta & Fourth	Wilder Foundation	Conv. of office bldg; rental supportive housing	2002	Hawkinson, Stephanie	13		13	100%	0	0%	0	0%	0	0%	0	0%
	Ames, Barclay Terrace	Barclay & Magnolia	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2003	Lilledahl, Patricia	77		8	10%	8	10%	40	52%	21	27%	0	0%
	Ames, Rose Hill Phase I	Rose & Barclay	Real Estate Equities 651-389-3821	Acquisition & rehab; rental	2002	Lilledahl, Patricia	77		8	10%	8	10%	40	52%	21	27%	0	0%
	Ames Green	1110-1138 Barclay	Real Estate Equities & Oppor Nghbd Devl Corp 651-389-3821	Acq; rehab & new construction; rental	2004	Lilledahl, Patricia	55		6	11%	6	11%	33	60%	10	18%	0	0%
	Ames Lake, Phase IV Hazelwood Terrace	1515-1535 Magnolia	Real Estate Equities	Rehabilitation; rental	2005	Lilledahl, Patty	99		10	10%	10	10%	79	80%	0	0%	0	0%
	Arbor Pointe	1215 North Dale Street	Arbor Pointe Apts, Limited Partnership 952-431-5700	New construction; senior rental	2003	Sanchez, Tom	47		5	11%	5	11%	37	79%	0	0%	0	0%
	Arlington Gardens	Arlington & Rice	Access. Space & Wilder Frndtn 651-645-7271	New construction; senior rental	2002	Sanchez, Tom	50		50	100%	0	0%	0	0%	0	0%	0	0%
	Armstrong House Redevelopment	225 Eagle Parkway	Benshoof Construction	Rehabilitation; ownership [HRA]	2005	Smith, Dan	4		0	0%	0	0%	0	0%	0	0%	4	100%
	Arundel Condos	Arundel & Idaho	Living Choice Devel. Corp. 651-248-8642	New construction; senior condominiums	2003	Trulsen, Joan	26		0	0%	0	0%	0	0%	6	23%	20	77%
	Bridgescreek Senior Housing	Johnson Parkway & Hudson	Bridgescreek Senior Hsg LLC 651-224-6770	New construction; senior rental	2004	Pemberton, Sheri	160		16	10%	16	10%	128	80%	0	0%	0	0%
	Carlton Place Lofts (Johnson Bros)	University Ave at Carlton	Dominium Development and Acquisition, LLC (consultant)	New construction; rental	2005	Nordquist, Diane	169		17	10%	17	10%	135	80%	0	0%	0	0%
	Crane Ordway Building	281 East Fifth Street	Central Community Housing Trust 612-341-3148	Rehab of industrial bldg; rental	2005	Smith, Dan	70		35	50%	35	50%	0	0%	0	0%	0	0%
	Crestview Apts Expansion	331 Geranium/1161-71	Crestview Community LP 612-874-3336	New constr; rental supportive housing	2004	Bayers, Dan	13	13	13	100%	0	0%	0	0%	0	0%	0	0%
	Emerald Gardens - Phase I	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2003	Nordquist, Diane	108		0	0%	0	0%	0	0%	0	0%	108	100%
	Emerald Gardens - Phase II	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2004	Nordquist, Diane	52		0	0%	0	0%	0	0%	0	0%	52	100%
	Emerald Gardens - Phase III	Franklin & Emerald	Wellington Mmt & Hunt Assoc 651-999-5511 / 612-630-2448	New construction; ownership	2004	Nordquist, Diane	51		0	0%	0	0%	0	0%	0	0%	51	100%
	Episcopal Homes	1840 University Avenue	Episcopal Homes at 1840 University Ave 651-632-8851	New Construction; Senior Rental Independent Living	2003	Mordorski, Paul	47		5	11%	5	11%	11	23%	5	11%	21	45%
	Gateway Village (Shepard Davern)	W. 7th/Norfolk/Davern/Edgcomb	Stonebridge Develop LLC 952-431-5700	New construction; senior rental	2003	Trulsen, Joan	121		0	0%	34	28%	87	72%	0	0%	0	0%
	Gateway Village (Shepard Davern)	W. 7th/Norfolk/Davern/Edgcomb	Stonebridge Develop LLC 952-431-5700	New construction; rental	2003	Trulsen, Joan	312		32	10%	46	15%	0	0%	0	0%	234	75%
	Gateway Village (Shepard Davern)	Norfolk/Wheeler/Edgcombe	Stonebridge Develop LLC 952-431-5700	New construction; ownership	2004	Trulsen, Joan	145		0	0%	0	0%	0	0%	0	0%	145	100%
	Germain Landing Townhomes Phase I	NW Corner Ames/Germain	Habitat for Humanity & DBNHS 651-331-4090x672 / 651-774-	New construction; ownership	2004	Pemberton, Sheri	24		4	17%	10	42%	4	17%	6	25%	0	0%
	Homes for Learning	Euclid & Surrey	Dayton's Bluff NHS 651-774-6995	New construction; rental	2002	Pemberton, Sheri	16		5	31%	11	69%	0	0%	0	0%	0	0%

Please see Definitions and Disclaimer on last page.

Prepared by PED

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# Housing Projects Scorecard

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Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		TDC (TDC/DU)	Redevelop- ment Costs (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
CLOSED PROJECTS																		
Closed	560 State Townhomes	4,524,669	468,625	468,625	4,056,044	0%	4,056,044	3,197,250	250,000	608,794	452,858	249,999	0	225,000	0	46,393	35,143	3,596,812
		226,233	23,431	23,431	202,802	0%	202,802	110.95	6%	15%	22,643	12,500	0	11,250	0	46,393	35,143	79%
	7th Landing (Passages)	2,894,171	0	0	2,894,171	534,965	2,359,206	1,636,006	210,000	513,200	634,271	0	0	2,259,900	0	222,629	48,790	0
		222,629	0	0	222,629	18%	181,477	138.06	7%	18%	48,790	0	0	173,838	0	222,629	48,790	0%
	800 E Third Street (mixed use)	1,238,000	0	0	1,238,000	270,700	967,300	711,000	160,000	96,300	495,000	0	0	0	0	61,875	61,875	743,000
		154,750	0	0	154,750	22%	120,913	71.10	13%	8%	61,875	0	0	0	0	61,875	61,875	60%
	808 Berry	43,701,655	1,087,894	0	42,613,761	349,787	42,263,974	28,730,800	3,800,000	9,733,174	0	0	3,110,000	96,000	38,737,044	157,090	11,648	1,758,611
		163,677	4,075	0	159,602	1%	158,292	81.45	9%	23%	0	0	11,648	360	145,083	72,509	11,648	4%
	9th Street Lofts	13,357,000	0	0	13,357,000	1,295,000	12,062,000	8,055,000	925,000	3,082,000	0	402,000	0	0	0	8,040	8,040	12,955,000
		267,140	0	0	267,140	10%	241,240	96.99	7%	23%	0	8,040	0	0	0	8,040	8,040	97%
	American House	1,567,506	0	0	1,567,506	437,505	1,130,001	689,001	288,045	152,955	250,000	0	0	958,506	0	92,962	19,231	359,000
		120,577	0	0	120,577	28%	86,923	111.67	18%	10%	19,231	0	0	73,731	0	92,962	19,231	23%
	Ames, Barclay Terrace	11,217,641	571,535	0	10,646,106	207,600	10,438,506	4,671,914	4,235,790	1,530,802	2,620,240	0	0	2,618,330	3,579,071	114,515	34,029	2,400,000
		145,884	7,423	0	138,261	2%	135,565	65.92	40%	14%	34,029	0	0	34,004	46,481	114,515	34,029	21%
	Ames, Rose Hill Phase I	9,894,100	995,000	0	8,899,100	128,000	8,771,100	4,048,347	3,230,000	1,492,753	2,175,000	0	100,000	2,000,641	3,068,459	95,378	29,545	2,550,000
		128,495	12,922	0	115,573	1%	113,910	57.12	36%	17%	28,247	0	1,299	25,982	39,850	95,378	29,545	26%
	Ames Green	14,605,369	1,796,064	0	12,809,305	1,278,024	11,531,281	5,323,931	4,170,000	2,037,350	5,194,380	0	0	2,076,394	5,984,595	241,007	94,443	1,350,000
		265,552	32,656	0	232,896	10%	209,660	48.89	33%	16%	94,443	0	0	37,753	108,811	241,007	94,443	9%
	Ames Lake, Phase IV	14,574,867	445,000	0	14,129,867	714,533	13,415,334	6,994,222	4,528,760	1,892,352	5,584,380	0	0	248,000	6,633,687	125,920	56,408	2,108,800
		147,221	4,495	0	142,726	5%	135,508	112.21	32%	13%	56,408	0	0	2,505	67,007	125,920	56,408	14%
	Arlor Pointe	7,375,763	0	0	7,375,763	0	7,375,763	5,380,659	434,906	1,560,198	1,286,000	0	0	13,500	5,286,615	140,130	27,362	789,648
		156,931	0	0	156,931	0%	156,931	73.45	6%	21%	27,362	0	0	287	112,481	76,846	27,362	11%
	Arlington Gardens	5,148,500	0	0	5,148,500	0	5,148,500	4,162,866	379,613	606,021	450,000	0	4,698,500	0	102,970	9,000	0	
		102,970	0	0	102,970	0%	102,970	86.73	7%	12%	9,000	0	93,970	0	102,970	9,000	0%	
	Armstrong House Redevelopment	5,375,000	167,000	105,000	5,208,000	2,608,000	2,600,000	1,892,687	5,001	702,312	2,775,000	0	0	0	0	693,750	693,750	2,600,000
		1,343,750	41,750	26,250	1,302,000	50%	650,000	174.02	0%	13%	693,750	0	0	0	0	693,750	693,750	48%
	Arundel Condos	4,309,670	0	0	4,309,670	0	4,309,670	3,349,034	225,000	735,636	225,000	0	0	0	0	8,654	8,654	4,084,670
		165,757	0	0	165,757	0%	165,757	127.39	5%	17%	8,654	0	0	0	0	410	410	95%
	Bridgescreek Senior Housing	21,269,725	2,299,727	0	18,969,998	1,843,510	17,126,488	12,720,550	480,000	3,925,938	364,967	0	2,400,000	628,080	15,292,847	116,787	17,281	2,583,831
		132,936	14,373	0	118,562	10%	107,041	90.86	3%	21%	2,281	0	15,000	3,926	95,580	49,679	17,281	12%
	Carlton Place Lofts (Johnson Bros)	48,259,298	1,426,000	0	46,833,298	8,580,800	38,252,498	20,092,200	10,125,000	8,035,298	0	0	2,358,660	1,023,058	44,877,580	285,558	13,957	0
		285,558	8,438	0	277,120	18%	226,346	113.77	22%	17%	0	0	13,957	6,054	265,548	198,667	13,957	0%
Crane Ordway Building	11,569,580	0	0	11,569,580	253,051	11,316,529	8,435,306	1,300,000	1,581,223	1,742,000	0	0	1,717,000	7,512,345	156,734	24,886	598,235	
	165,280	0	0	165,280	2%	161,665	210.00	11%	14%	24,886	0	0	24,529	107,319	156,734	24,886	5%	
Crestview Apts Expansion	3,619,390	4,397	0	3,614,993	340,918	3,274,075	2,757,240	155,512	361,323	600,000	0	0	571,390	2,310,000	267,799	46,154	138,000	
	278,415	338	0	278,076	9%	251,852	135.26	4%	10%	46,154	0	0	43,953	177,692	267,799	46,154	4%	
Emerald Gardens - Phase I	28,357,000	1,506,290	0	26,850,710	0	26,850,710	18,007,423	401,788	8,441,499	0	0	2,467,260	0	0	22,845	22,845	25,889,740	
	262,565	13,947	0	248,618	0%	248,618	136.78	1%	31%	0	0	22,845	0	0	22,845	22,845	91%	
Emerald Gardens - Phase II	14,178,500	753,145	0	13,425,355	0	13,425,355	9,003,712	200,894	4,220,749	0	0	891,370	0	0	17,142	17,142	13,287,130	
	272,663	14,484	0	258,180	0%	258,180	136.78	1%	31%	0	0	17,142	0	0	17,142	17,142	94%	
Emerald Gardens - Phase III	14,178,500	753,145	0	13,425,355	0	13,425,355	9,003,712	200,894	4,220,749	0	0	891,370	0	0	17,478	17,478	13,287,130	
	278,010	14,768	0	263,242	0%	263,242	136.78	1%	31%	0	0	17,478	0	0	17,478	17,478	94%	
Episcopal Homes	6,244,942	0	0	6,244,942	0	6,244,942	4,816,862	425,000	1,003,080	300,000	0	0	0	950,000	26,596	6,383	4,994,942	
	132,871	0	0	132,871	0%	132,871	7%	7%	16%	6,383	0	0	0	20,213	6,383	6,383	80%	
Gateway Village (Shepard Davenport)	17,373,602	0	0	17,373,602	0	17,373,602	12,546,000	1,000,000	3,827,602	800,000	0	1,353,286	45,900	13,763,649	131,924	17,796	1,410,767	
	143,583	0	0	143,583	0%	143,583	83.64	6%	22%	800,000	0	11,184	379	113,749	63,938	17,796	8%	
Gateway Village (Shepard Davenport)	49,441,768	2,511,500	511,500	46,930,268	0	46,930,268	38,371,107	3,768,500	4,790,661	375,000	0	4,809,000	1,506,650	42,022,000	156,130	16,615	729,118	
	158,467	8,050	1,639	150,418	0%	150,418	65.97	8%	10%	1,202	0	15,413	4,829	134,686	36,864	16,615	1%	
Gateway Village (Shepard Davenport)	35,000,000	2,132,000	770,500	32,868,000	0	32,868,000	21,295,765	1,668,000	9,904,235	0	0	3,257,067	0	0	22,463	22,463	31,742,933	
	241,379	14,703	5,314	226,676	0%	226,676	103.89	5%	30%	0	0	22,463	0	0	22,463	22,463	91%	
Germain Landing Townhomes Phase I	4,450,000	240,000	0	4,210,000	0	4,210,000	3,795,000	300,000	115,000	560,000	0	0	140,000	0	29,167	23,333	3,750,000	
	185,417	10,000	0	175,417	0%	175,417	98.32	7%	3%	23,333	0	0	5,833	0	29,167	23,333	84%	
Homes for Learning	4,237,404	324,317	0	3,913,087	791,800	3,121,287	2,169,107	80,000	872,180	865,000	80,000	0	549,000	2,417,327	244,458	59,063	326,077	
	264,838	20,270	0	244,568	20%	195,080	73.69	2%	22%	54,063	5,000	0	34,313	151,083	196,849	40,828	8%	

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# Housing Projects Scorecard

07/01/2008

Project Information								Affordability											
								City Standards				LIHTC Standards				HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%			
								Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
J.J. Hill Bldg	281 E. Kellogg Boulevard	S. Rutzick & Colleen Carey 651-292-8777 / 952-942-6900	Conv. of vacant office bldg; ownership	2002	Nordquist, Diane	53		0	0%	0	0%	0	0%	0	0%	53	100%		
Jendayi Place	450 N. Grotto St	Jendayi Place, Inc. 651-482-5267	Rehab of vacant bldg; supportive rental	2003	Sanchez, Tom	6		6	100%	0	0%	0	0%	0	0%	0	0%		
Lowry Plaza	350 St. Peter Street	Lowry Redev. Partners, LP 651-287-8890	Renovation; mixed use, ownership condos	2004	Nordquist, Diane	131		0	0%	1	1%	7	5%	37	28%	86	66%		
Lyon's Court	Sibley & 10th St.	Lyon's Court Ptnrsp (c/o Sherman Assoc) 612-332-3001	New construction; senior rental	2004	Carlson, Al	60		0	0%	30	50%	30	50%	0	0%	0	0%		
Maryland Forest/Gateway to	943 Maryland Avenue	Gupitl Contracting, Inc. 651-488-1808	New construction; ownership [HRA]	2004	Pemberton, Sheri	5		0	0%	0	0%	0	0%	5	100%	0	0%		
The Metro Phase I	2650 University Avenue	Wallington Management 651-999-5511	New construction; ownership	2005	Nordquist, Diane	67		0	0%	0	0%	0	0%	10	15%	57	85%		
Midway Residence (Catholic Charities)	902 Hersey	HRA 651-266-6694	New construction; rental	2005	Trulsen, Joan	120		120	100%	0	0%	0	0%	0	0%	0	0%		
Mississippi & Hyacinth	Mississippi & Hyacinth	Habitat for Humanity 612-331-4090 ext. 600	New construction; twin homes	2002	Pemberton, Sheri	10		5	50%	5	50%	0	0%	0	0%	0	0%		
Model Cities Families First Phase I	914 Thomas Avenue	Model Cities 651-632-8343	Rehab; rental supportive housing	2002	Hawkinson, Stephanie	10	9	10	100%	0	0%	0	0%	0	0%	0	0%		
Model Cities Phase II	849 University Avenue	Model Cities 651-632-8350	New construction; rental	2004	Sanchez, Tom	6	6	6	100%	0	0%	0	0%	0	0%	0	0%		
Osceola Park	Osceola & St. Clair	Osceola Park Limited Partnership 952-431-5700	New construction; senior rental	2002	Trulsen, Joan	88		9	10%	9	10%	70	80%	0	0%	0	0%		
Phalan Crossing- Phalan Village	Johnson Pkwy/Magnolia/Ma	LTRW Land Development LLC 651-552-6846	New construction; ownership [HRA]	2004	Pemberton, Sheri	75		0	0%	0	0%	0	0%	0	0%	75	100%		
Phalan Senior Lofts	635 Phalan Boulevard	Phalan Parkway Lofts Limited Partnership 612-332-3000	New construction; senior rental	2005	Pemberton, Sheri	73		8	11%	7	10%	58	79%	0	0%	0	0%		
Printers Row Phase I	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	2004	Smith, Dan	37		0	0%	4	11%	0	0%	0	0%	33	89%		
Printers Row Phase II	209 East Ninth Street	Lander Sherman Urban Development 612-332-3000	New construction; ownership	2005	Smith, Dan	37		0	0%	4	11%	0	0%	0	0%	33	89%		
Railroad Island Phase I	Olsego & Beaumont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	11		1	9%	1	9%	2	18%	5	45%	2	18%		
Railroad Island Phase II	Scattered;Payne/ Minnehaha	Dayton's Bluff NHS 651-774-6995	New construction; ownership [HRA]	2004	Pemberton, Sheri	24		0	0%	0	0%	0	0%	0	0%	24	100%		
Real Life Cooperative	1355 Phalan Boulevard	Realife, Inc. 651-779-6639	New construction; senior ownership cooperative	2002	Pemberton, Sheri	59		11	19%	22	37%	13	22%	6	10%	7	12%		
St. Christopher's Pl (aka Guild Hall)	286 Marshall Avenue	Catholic Charities 612-664-8525	Rehab; rental supportive housing	2003	Sanchez, Tom	71	14	71	100%	0	0%	0	0%	0	0%	0	0%		
Straus Apartments	Sibley & East 5th	Sherman & Associates 612-332-3001	Conversion of vacant bldg; rental	2002	Carlson, Al	49	10	10	20%	24	49%	8	16%	0	0%	7	14%		
Selby Grotto	755 Selby Avenue	Selby CDC & Legacy Mgmt 651-291-7704 / 952-831-1448	New construction; rental	2003	Nordquist, Diane	40		5	13%	10	25%	19	48%	6	15%	0	0%		
Travel Lodge Condominiums	1870 Old Hudson Road	Travel Lodge, Starbound St. Paul LLC 727-487-3695	Renovation; senior condominiums	2004	Gontarek, Dave	48		0	0%	48	100%	0	0%	0	0%	0	0%		
University & Dale Apts (SW Corner)	627 Aurora Avenue	University Dale Apartments LP (Legacy Mgmt)	New construction; rental [HRA]	2005	Sanchez, Tom & Hawkinson, Stephanie	98	20	10	10%	10	10%	59	60%	0	0%	19	19%		
Upper Landing - Rental	Shepard & Chestnut	Centex & Shelter Corporation	New construction; rental	2002	Carlson, Al	434	15	15	3%	72	17%	3	1%	0	0%	344	79%		
Upper Landing - Ownership	Shepard & Chestnut	CentexRottland	New construction; ownership	2002	Carlson, Al	272		0	0%	0	0%	0	0%	0	0%	272	100%		
Visitation Place Apartments	1034 Lafond	Catholic Charities & Srs of the Visitation 612-664-8525	New construction; rental supportive housing	2003	Hawkinson, Stephanie	16		8	50%	8	50%	0	0%	0	0%	0	0%		
Whitall Townhomes	NW Corner Whitall/Edgerton	Sherman Associates, Inc 612-332-3000	New construction; ownership	2005	Pemberton, Sheri	53		0	0%	6	11%	0	0%	47	89%	0	0%		
Whitall Townhomes	NW Corner Whitall/Edgerton	Sherman Associates, Inc 612-332-3000	New construction; ownership	2005	Pemberton, Sheri	26		0	0%	5	19%	0	0%	21	81%	0	0%		
YWCA-Lexington	95 North Lexington	YWCA 651-222-3741	Rehab; rental supportive housing	2003	Sanchez, Tom	18	18	18	100%	0	0%	0	0%	0	0%	0	0%		
Single Fam Collaborative Summ	Scattered Sites	Various	New construction & rehab; ownership	various	Various	30		0	0%	7	23%	2	7%	17	57%	4	13%		
Single Fam/ Duplex Summary	Scattered Sites	Various	New construction & rehab; ownership	various	Various	73		0	0%	1	50%	0	0%	1	50%	0	0%		
Single Family Habitat Summary	Scattered Sites	Habitat for Humanity	New construction; ownership	various	NA	20		6	30%	14	70%	0	0%	0	0%	0	0%		
Subtotals								4,214	117	585	13.9%	558	13.2%	866	21%	273	6.5%	1,861	44.2%
												cumulative							

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## Housing Projects Scorecard

Project Information	Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name	TDC (TDC/DU)	Redevelopment Costs (per DU)	Public Imprints (per DU)	Housing Costs (per DU)	Housing extraordinary Costs (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)
J.J. Hill Bldg	26,634,600	1,669,500	0	24,965,100	2,445,000	22,520,100	18,248,335	720,000	3,551,765	642,500	0	3,309,000	1,119,000	0	95,670	74,557	21,564,100
502.540	471,040	31,500	0	471,040	10%	424,908	132,600	14%	12,123	0	62,434	0	21,113	0	90,764	74,557	81%
Jendayi Place	293,725	0	0	293,725	0	293,725	293,725	0	0	30,000	0	0	263,725	0	48,954	5,000	0
48,954	0	0	0	48,954	0%	48,954	38.91	0%	0	5,000	0	0	43,954	0	48,954	5,000	0%
Lowry Plaza	34,221,913	800,000	0	33,421,913	2,715,579	30,706,334	19,344,604	4,377,827	6,983,903	2,200,000	0	0	800,000	0	22,901	16,794	31,221,913
261,236	6,107	0	0	255,129	8%	234,399	103,21	13%	21%	16,794	0	0	6,107	0	22,901	16,794	91%
Lyon's Court	9,337,558	0	0	9,337,558	500,000	8,837,558	5,500,000	850,000	2,487,558	150,000	850,000	2,033,000	90,000	6,058,643	153,027	50,550	155,915
155,626	0	0	0	155,626	5%	147,293	77.66	9%	27%	2,500	14,167	33,883	1,500	97,567	50,550	2%	0
Maryland	955,175	155,175	0	800,000	0	800,000	631,655	32,500	135,845	155,175	0	0	0	0	31,035	31,035	800,000
Forest/Gateway to	191,035	31,035	0	160,000	0%	160,000	103.89	4%	17%	31,035	0	0	0	0	31,035	31,035	84%
The Metro Phase I	15,466,575	545,600	63,000	14,920,975	0	14,920,975	10,477,907	680,000	3,763,068	0	0	985,000	0	0	14,701	14,701	14,481,575
230,844	8,143	940	0	222,701	0%	222,701	138.05	5%	25%	0	0	14,701	0	0	14,701	14,701	94%
Midway Residence (Catholic Charities)	15,556,014	4,706,162	0	10,849,852	240,000	10,609,852	8,202,352	222,000	2,185,500	4,956,162	0	0	0	10,599,852	129,633	41,301	0
129,633	39,218	0	0	90,415	2%	88,415	0	2%	20%	41,301	0	0	0	88,332	41,301	41,301	0%
Mississippi & Hyacinth	1,720,474	217,682	142,771	1,502,792	0	1,502,792	1,400,000	80,000	22,792	100,000	0	0	0	0	10,000	10,000	1,620,474
172,047	21,768	14,277	0	150,279	0%	150,279	100.00	5%	2%	10,000	0	0	0	0	10,000	10,000	94%
Model Cities Families First Phase I	1,419,659	28,200	0	1,391,459	0	1,391,459	749,593	385,000	256,866	0	385,000	0	1,034,659	0	141,966	38,500	0
141,966	2,820	0	0	139,146	0%	139,146	85.30	28%	18%	0	38,500	0	103,466	0	141,966	38,500	0%
Model Cities Phase II	1,199,151	0	0	1,199,151	12,000	1,187,151	1,040,379	0	146,772	300,000	0	0	899,151	0	199,859	50,000	0
199,859	0	0	0	199,859	1%	197,859	117.53	0%	12%	50,000	0	0	149,859	0	199,859	50,000	0%
Osceola Park	11,166,051	750,779	101,900	10,415,272	202,600	10,212,672	7,609,042	470,640	2,132,990	300,000	0	844,500	22,950	9,172,835	117,503	13,006	825,766
126,987	9,332	1,158	0	118,355	2%	118,355	70.00	5%	20%	3,408	0	9,597	261	104,237	48,899	13,006	7%
Phalan Crossing-Phalan Village	19,348,793	1,838,410	0	17,510,323	0	17,510,323	11,139,838	900,000	5,470,485	4,002,000	698,000	0	0	0	62,667	62,667	14,648,733
257,983	24,512	0	0	233,471	0%	233,471	69.69	5%	31%	53,360	9,307	0	0	0	29,710	29,710	76%
Phalan Senior Lofts	11,263,958	775,127	0	10,488,831	722,268	9,766,563	6,935,600	805,000	2,025,963	1,930,000	0	920,000	0	7,874,686	148,914	39,041	539,272
154,301	10,618	0	0	143,683	7%	133,789	90.01	8%	19%	26,438	0	12,603	0	107,872	82,119	39,041	5%
Printers Row Phase I	10,586,968	220,000	220,000	10,366,968	690,000	9,676,968	6,840,000	526,968	2,310,000	0	276,968	0	490,000	0	20,729	7,486	9,820,000
286,134	5,946	5,946	0	280,188	7%	261,540	148.70	5%	22%	0	7,486	0	13,243	0	20,729	7,486	93%
Printers Row Phase II	10,329,468	220,000	220,000	10,109,468	690,000	9,419,468	6,715,000	526,968	2,177,500	0	276,968	0	0	0	7,486	7,486	10,052,500
279,175	5,946	5,946	0	273,229	7%	254,580	150.16	5%	22%	0	7,486	0	0	0	7,486	7,486	97%
Railroad Island Phase I	2,118,185	122,000	0	1,996,185	148,000	1,848,185	1,483,000	80,000	285,185	300,000	80,000	0	219,185	0	54,471	34,545	1,519,000
192,562	11,091	0	0	181,471	7%	168,017	102.96	4%	14%	27,273	7,273	0	19,926	0	54,471	34,545	72%
Railroad Island Phase II	6,548,000	725,000	0	5,823,000	0	5,823,000	4,743,000	168,000	912,000	745,000	0	0	480,000	0	51,042	31,042	5,323,000
272,833	30,208	0	0	242,625	0%	242,625	97.65	3%	16%	31,042	0	0	20,000	0	51,042	31,042	81%
Real Life Cooperative	8,317,241	456,680	0	7,860,561	63,491	7,797,070	5,871,101	590,000	1,335,969	200,000	256,680	0	0	0	7,740	7,740	7,860,561
140,970	7,740	0	0	133,230	1%	132,154	85.72	8%	17%	3,390	4,351	0	0	0	7,740	7,740	95%
St. Christopher's Pl (aka Guild Hall)	1,730,511	44,500	0	1,686,011	0	1,686,011	1,515,343	0	170,668	0	0	0	1,612,711	0	22,714	0	117,800
24,373	627	0	0	23,747	0%	23,747	47.32	0%	10%	0	0	0	22,714	0	22,714	0	7%
Straus Apartments	11,042,075	269,500	0	10,772,575	2,481,727	8,290,848	4,365,346	1,306,554	2,618,946	400,000	0	600,000	3,251,575	6,643,126	222,341	20,408	147,374
225,348	5,500	0	0	219,848	23%	169,201	46.29	12%	24%	8,163	0	12,245	66,359	135,574	143,951	16,508	1%
Selby Grotto	6,312,068	282,263	0	6,029,805	207,671	5,822,134	4,183,626	194,619	1,443,889	870,000	175,000	0	1,314,606	3,934,213	157,345	26,125	18,249
157,802	7,057	0	0	150,745	3%	145,553	88.36	3%	24%	21,750	4,375	0	32,865	98,355	99,170	26,125	0%
Travel Lodge Condominiums	4,752,000	0	0	4,752,000	0	4,752,000	2,880,000	1,872,000	0	0	0	0	0	0	0	0	4,752,000
99,000	0	0	0	99,000	0%	99,000	60.00	39%	0%	0	0	0	0	0	0	0	100%
University & Dale Apts (SW Corner)	16,001,145	0	0	16,001,145	645,121	15,356,024	11,089,394	446,880	3,819,750	3,265,000	0	0	1,591,657	10,887,121	160,651	33,316	257,367
163,277	0	0	0	163,277	4%	156,694	123.22	3%	24%	33,316	0	0	16,241	111,093	151,809	33,316	2%
Upper Landing - Rental	68,327,299	12,088,702	4,263,586	56,238,597	5,224,733	51,013,864	37,698,625	8,230,000	5,085,239	9,450,000	900,000	11,478,000	5,309,299	9,090,000	83,473	50,295	32,100,000
157,436	27,854	9,824	0	129,582	9%	117,543	76.34	15%	9%	21,774	2,074	26,447	12,233	20,945	70,224	50,295	47%
Upper Landing - Ownership	97,482,293	6,838,410	2,586,440	90,643,883	5,382,934	85,260,949	80,000,000	3,670,000	1,590,949	4,550,000	0	7,652,000	1,289,344	0	49,601	44,860	83,990,949
358,391	25,141	9,509	0	333,250	6%	313,459	179.59	4%	2%	16,728	0	28,132	4,740	0	49,601	44,860	86%
Visitation Place Apartments	3,422,703	65,000	0	3,357,703	0	3,357,703	2,257,500	235,000	865,203	0	0	0	605,000	2,239,239	177,765	0	578,464
213,919	4,063	0	0	209,856	0%	209,856	107.60	7%	26%	0	0	0	37,813	139,952	177,765	0	17%
Whitall Townhomes	10,489,906	1,750,000	0	8,739,906	0	8,739,906	6,804,507	546,000	1,389,399	2,100,000	0	0	200,000	0	43,396	39,623	8,189,906
197,923	33,019	0	0	164,904	0%	164,904	109.06	6%	16%	39,623	0	0	3,774	0	43,396	39,623	78%
Whitall Townhomes	8,122,500	2,886,000	0	5,836,500	0	5,836,500	3,837,233	390,000	1,609,267	2,600,000	0	0	465,000	0	117,885	100,000	5,057,500
312,404	87,923	0	0	224,481	0%	224,481	39.38	7%	28%	100,000	0	0	17,885	0	117,885	100,000	62%
YWCA-Lexington	2,100,000	30,000	0	2,070,000	419,523	1,650,477	1,559,977	0	90,500	350,000	0	0	1,750,000	0	116,667	19,444	0
116,667	1,667	0	0	115,000	20%	91,693	56.32	0%	4%	19,444	0	0	97,222	0	116,667	19,444	0%
Single Fam Collaborative Summ	6,460,103	199,570	0	6,260,533	75,920	6,184,613	4,814,344	531,987	837,282	544,311	332,231	0	507,234	0	0	0	5,076,327
215,337	6,652	0	0	208,684	1%	206,154	71.14	8%	13%	18,144	11,074	0	16,908	0	46,126	29,218	79%
Single Fam/ Duplex Summary	459,762	0	0	459,762	0	459,762	330,021	66,500	63,241	29,962	66,500	0	30,000	0	0	0	333,300
6,298	0	0	0	6,298	0%	6,298	220.01	14%	14%	410	911	0	411	0	1,732	1,321	72%
Single Family Habitat Summary	3,370,392	48,590	0	3,321,802	2,799	3,319,003	3,152,749	114,603	51,651	13,592	133,598	0	30,201	0	0	0	3,193,001
168,520	2,430	0	0	166,090	0%	165,950	105.52	3%	2%	680	6,680	0	1,510	0	8,870	7,360	95%
Subtotals																	

# Housing Projects Scorecard

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Project Information								Affordability									
A								City Standards				LIHTC Standards		HUD Standards			
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
								Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
The Aberdeen	370 Marshall Ave	Private	New construction; ownership	2004	NA	57		Not available		Not available		Not available		Not available	estimate	→ 57	100%
Armstrong Townhomes	677-690 Armstrong	Mendota Homes	New construction; ownership	2002	NA	5		Not available		Not available		Not available		Not available	estimate	→ 5	100%
Booth Brown House Foyer	1471 Como Avenue	The Salvation Army	Rehab; rental supportive housing	2003	NA	10		10	100%	0	0%	0	0%	0	0%	0	0%
Cleveland Commons	1071 Cleveland	Mendota Homes	New construction; ownership	2002	NA	11		Not available		Not available		Not available		Not available	estimate	→ 11	100%
Dayton Avenue Flats	633 Dayton Avenue	St. Paul Development Corporation	New construction; ownership	2004	NA	6		Not available		Not available		Not available		Not available	estimate	→ 6	100%
Farrington Townhomes	1358-1374 Farrington	Royal Crest Properties, Inc.	New construction; ownership	2003	NA	8		Not available		Not available		Not available		Not available	estimate	→ 8	100%
Grand 700 LLC	700 Grand Avenue	Grand 700 LLC	New construction; ownership	2003	NA	6		Not available		Not available		Not available		Not available	estimate	→ 6	100%
Hayzel Gardens Townhomes	1871-77, 1881-85, 1891-95 Garden	Private	New construction; ownership	2005	NA	10		Not available		Not available		Not available		Not available	estimate	→ 10	100%
Highland Heights Condominiums	605 Snelling Ave South	Highland Devel. Group LLC	New construction; senior ownership	2003	NA	24		Not available		Not available		Not available		Not available	estimate	→ 24	100%
Lot 270	270 4th St E	Private	New construction; ownership	2005	NA	44		Not available		Not available		Not available		Not available	estimate	→ 44	100%
Meridian Townhomes	969 St. Paul Avenue	Private	New construction; ownership	2003	NA	6		Not available		Not available		Not available		Not available	estimate	→ 6	100%
Oxford Hill Condominiums	1040-1060 Grand Avenue	Private	New construction; ownership	2005	NA	32		Not available		Not available		Not available		Not available	estimate	→ 32	100%
The Phoenix Residence Inc.	1500 Ames & 1538 Point Douglas Rd	Private	New construction; ownership	2004	NA	2		2	100%	0	0%	0	0%	0	0%	0	0%
Produce Exchange Building	523 Jackson Street	PAK Properties, Inc.	Conv. of commercial bldg to condominiums	2002	NA	38		0	0%	3	8%	4	11%	8	21%	23	61%
Rice Street Villas	1599 Rice Street	Private	New construction; ownership	2004	NA	12		Not available		Not available		Not available		Not available	estimate	→ 12	100%
River Park Lofts	245 East 6th Street	Private	Conversion of commercial bldg; ownership	2005	NA	115		Not available		Not available		Not available		Not available	estimate	→ 115	100%
River Ridge Condominiums	2395 Benson Avenue	Mendota Homes	New construction; senior ownership	2003	NA	24		Not available		Not available		Not available		Not available	estimate	→ 24	100%
Ross Avenue Apartments	1024 Ross Avenue	Private	New construction; rental	2004	NA	4		Not available		Not available		Not available		Not available	estimate	→ 4	100%
Rossmor Building	500 Robert Street	Rossmore Partners LLC	Conversion of comm bldg to ownership	2003	NA	109		0	0%	7	6%	0	0%	0	0%	102	94%
Scheffer Lane Townhomes	753 Scheffer Avenue	Wilkinson Construction	New construction; ownership	2003	NA	4		Not available		Not available		Not available		Not available	estimate	→ 4	100%
Selby Hall at Univ. of St. Thomas	2115 Summit Ave	Private	New construction; student housing	2004	NA	94		Not available		Not available		Not available		Not available	estimate	→ 94	100%
Snelling Avenue Townhomes	531 Snelling Ave S	Private	New construction; ownership	2004	NA	20		Not available		Not available		Not available		Not available	estimate	→ 20	100%
Yorkshire Townhomes	2006 Yorkshire Avenue	Private	New construction; ownership	2005	NA	9		Not available		Not available		Not available		Not available	estimate	→ 9	100%
Private Sector Development	Scattered Sites	Various	New construction; ownership	various	NA	→ 492		Not available		Not available		Not available		Not available	estimate	→ 492	100%
Total						5,356	117	597	11.1%	568	10.6%	870	16.2%	281	5.2%	2,969	55.4%
Total Closed in 2002						1,632	46	180	11.0%	223	13.7%	144	8.8%	109	6.7%	976	59.8%
Total Closed in 2003						1,278	32	173	13.5%	128	10.0%	195	15.3%	46	3.6%	736	57.6%
Total Closed in 2004						1,331	19	47	3.5%	128	9.6%	202	15.2%	83	6.2%	871	65.4%
Total Closed in 2005						1,130	20	200	17.7%	94	8.3%	333	29.5%	64	5.7%	438	38.8%
Closed Projects						→ 5,356		→ 597	11.1%	→ 568	10.6%	→ 870	16.2%	→ 281	5.2%	→ 2,969	55.4%

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# Housing Projects Scorecard

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Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Name		TDC (TDC/DU)	Redevelopment Costs (per DU)	Public Imprints (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cst)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cst)	Soft Costs (% of Hsg Cst)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
Closed Continued	The Aberdeen	9,500,000 166,667	estimate		9,500,000 166,667		9,500,000 166,667	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	9,500,000 100%
	Armstrong Townhomes	1,100,000 220,000	estimate		1,100,000 220,000		1,100,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,100,000 100%
	Booth Brown House Foyer	1,000,000 100,000	estimate		1,000,000 100,000		1,000,000 100,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,000,000 100%
	Cleveland Commons	3,250,000 295,455	estimate		3,250,000 295,455		3,250,000 295,455	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	3,250,000 100%
	Dayton Avenue Flats	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,320,000 100%
	Farrington Townhomes	1,760,000 220,000	estimate		1,760,000 220,000		1,760,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,760,000 100%
	Grand 700 LLC	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,320,000 100%
	Hayzel Gardens Townhomes	2,200,000 220,000	estimate		2,200,000 220,000		2,200,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	2,200,000 100%
	Highland Heights Condominiums	5,280,000 220,000	estimate		5,280,000 220,000		5,280,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	5,280,000 100%
	Lot 270	9,680,000 220,000	estimate		9,680,000 220,000		9,680,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	9,680,000 100%
	Meridian Townhomes	1,320,000 220,000	estimate		1,320,000 220,000		1,320,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,320,000 100%
	Oxford Hill Condominiums	7,040,000 220,000	estimate		7,040,000 220,000		7,040,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	7,040,000 100%
	The Phoenix Residence Inc.	580,000 290,000	estimate		580,000 290,000		580,000 290,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	580,000 100%
	Produce Exchange Building	2,850,000 75,000	estimate		2,850,000 75,000		2,850,000 75,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	2,850,000 100%
	Rice Street Villas	2,640,000 220,000	estimate		2,640,000 220,000		2,640,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	2,640,000 100%
	River Park Lofts	25,300,000 220,000	estimate		25,300,000 220,000		25,300,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	25,300,000 100%
	River Ridge Condominiums	5,280,000 220,000	estimate		5,280,000 220,000		5,280,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	5,280,000 100%
	Ross Avenue Apartments	340,000 85,000	estimate		340,000 85,000		340,000 85,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	340,000 100%
	Rossmor Building	8,600,000 78,899	estimate		8,600,000 78,899		8,600,000 78,899	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	8,600,000 100%
	Scheffer Lane Townhomes	880,000 220,000	estimate		880,000 220,000		880,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	880,000 100%
	Selby Hall at Univ. of St. Thomas	19,291,400 205,228	estimate		19,291,400 205,228		19,291,400 205,228	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	19,291,400 100%
	Snelling Avenue Townhomes	4,400,000 220,000	estimate		4,400,000 220,000		4,400,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	4,400,000 100%
	Yorkshire Townhomes	1,980,000 220,000	estimate		1,980,000 220,000		1,980,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	1,980,000 100%
	Private Sector Development	108,240,000 220,000	estimate		108,240,000 220,000		108,240,000 220,000	Not Available	Not Available	Not Available	0	0	0	0	0	0	0	108,240,000 100%
	<b>Total</b>	<b>1,049,671,225</b>	<b>54,614,489</b>	<b>9,453,322</b>	<b>995,056,736</b>	<b>42,503,559</b>	<b>952,553,177</b>				<b>67,932,798</b>	<b>5,162,944</b>	<b>49,459,513</b>	<b>44,751,146</b>	<b>258,934,934</b>			<b>623,429,890</b>
		195,980									6%	0%	5%	4%	25%			59%
	<b>Total Closed in 2002</b>	<b>335,061,233</b>								<b>2002</b>	<b>21,442,771</b>	<b>2,007,592</b>	<b>27,093,500</b>	<b>23,432,880</b>	<b>69,128,791</b>			<b>191,955,699</b>
		205,307									6%	1%	8%	7%	21%			57%
	<b>Total Closed in 2003</b>	<b>209,138,930</b>								<b>2003</b>	<b>7,363,331</b>	<b>683,175</b>	<b>8,629,546</b>	<b>9,999,783</b>	<b>71,774,787</b>			<b>110,688,307</b>
		163,645									4%	0%	4%	5%	34%			53%
	<b>Total Closed in 2004</b>	<b>282,213,230</b>								<b>2004</b>	<b>13,969,279</b>	<b>1,564,265</b>	<b>9,472,807</b>	<b>6,845,958</b>	<b>29,646,085</b>			<b>220,545,633</b>
		212,031									5%	1%	3%	2%	11%			78%
	<b>Total Closed in 2005</b>	<b>233,445,934</b>								<b>2005</b>	<b>22,550,845</b>	<b>450,524</b>	<b>4,263,660</b>	<b>5,047,730</b>	<b>88,385,419</b>			<b>112,671,788</b>
		206,589									10%	0%	2%	2%	38%			48%
<b>Closed Projects</b>		<b>1,049,671,225</b>	<b>54,614,489</b>	<b>9,453,322</b>	<b>995,056,736</b>	<b>42,503,559</b>	<b>952,553,177</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67,932,798</b>	<b>5,162,944</b>	<b>49,459,513</b>	<b>44,751,146</b>	<b>258,934,934</b>			<b>623,429,890</b>
		195,980									6%	0%	5%	4%	25%			59%

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Housing Projects Scorecard

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A							Affordability									
							City Standards				LIHTC Standards		HUD Standards			
Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	No. of PBA Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%	
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Closed	Various	Twin Cities Housing Devel. Corp. 651-292-0211	2003	Smith, Dan	69		0	0%	69	100%	0	0%	0	0%	0	0%
	1359 Carling Drive	Carling Coach, LLC	2005	Nordquist, Diane	144	29	29	20%	0	0%	0	0%	0	0%	115	80%
	LaFayette & University	St. Paul Barrier Free Housing, Inc.	2003	None	36		36	100%	0	0%	0	0%	0	0%	0	0%
	515 Dale Street	Model Cities of Saint Paul, Inc. 651-632-8345	2002	Hawkinson, Stephanie	5	5	5	100%	0	0%	0	0%	0	0%	0	0%
	750 North Milton Street	Wilder Square, Inc. 651-223-7286	2004	Sanchez, Tom	163		47	29%	0	0%	116	71%	0	0%	0	0%
	587-613 Ashland/610-18 Holly/595-9 Marshall	PPL Wilkins Townhomes, LLC 612-874-8511	2004	Hawkinson, Stephanie	23		23	100%	0	0%	0	0%	0	0%	0	0%
	245, 251, 261 Oxford Street	YWCA of St. Paul 651-222-3741	2004	Sanchez, Tom	12		12	100%	0	0%	0	0%	0	0%	0	0%
					452	34	152	34%	69	15%	116	26%	0	0%	115	25%

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# Housing Projects Scorecard

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## Single Family/Duplex Development

Project Information							Affordability									
							A	City Standards				LIHTC Standards		HUD Standards		
			Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%	Affordable @ 31 - 50%	Affordable @ 51 - 60%	Affordable @ 61 - 80%	Affordable @ > 80%					
Name	Location	Developer					Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent

### CLOSED PROJECTS

Single Family/Duplex CDC Closed	123 Acker St E	123 Acker St East	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	2	100%	0	0%
	173 Acker St E	173 Acker St East	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	1063 Marshall house move/861 Aurora	861 Aurora	Quinton Christian 651-787-0274	House Move, Rehab [HRA]	2004	Mordorski, Paul & Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	659 Blair Ave	659 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	662 Blair Ave	662 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	691 Blair Ave	691 Blair Ave	Greater Frogtown CDC 651-848-2024	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%
	803 Buffalo Street	803 Buffalo Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	691 Canton Street	691 Canton Street	O'Brien Builders LLC 651-214-9697	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
	790 Capitol Heights	790 Capitol Hts	Greater Frogtown CDC 651-848-2024	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	934 Central Avenue West	934 West Central	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	1	100%	0	0%	0	0%	0	0%	0	0%
	652 Cherry Street	652 Cherry Street	Dayton's Bluff NHS 651-774-6995	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	0	0%	1	100%	0	0%
	213 Congress West	213 West Congress	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	Cook/DeSoto Housing	Cook and DeSoto	Wisdom Builders 612-490-4179	New construction; ownership	2004	Pemberton, Sheri	5	0	0%	0	0%	0	0%	5	100%	0	0%
	736 Dayton Ave	736 Dayton Avenue	Rondo Community Land Trust 651-221-9884	New construction; ownership	2004	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	893 Dayton	893 Dayton Avenue	D&J Remodeling 651-728-9909	Rehab; house move, ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
	1260 Dayton Ave	1260 Dayton Avenue	Private owner 651-603-6216	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%
	452-454-458 Edmund Ave	452, 454, 458 Edmund Ave	Builders Outreach Fndtn 651-697-1954	New construction; ownership	2002	Hawkinson, Stephanie	4	0	0%	0	0%	0	0%	4	100%	0	0%
	522-524 Edmund Ave	522-524 Edmund Ave	Greater Frogtown CDC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	675 Edmund Ave	675 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	679 Edmund Ave	679 Edmund Avenue	Greater Frogtown CDC 651-848-2021	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	683 Edmund Ave	681 Edmund Avenue	Greater Frogtown CDC & GMHC 651-848-2021	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	289 N Fairview	289 N Fairview		Rehab; ownership	2002	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	0%
	843 Galter Street	843 Galter Street	NEAR 651-488-1039	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	251-253 George Street	251-253 George	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	2	0	0%	0	0%	0	0%	1	50%	1	50%
	426 Hatch Avenue	426 Hatch Avenue	SPARC 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	1078-80 Iglehart House Move	236-38 Victoria St	Community NHS 651-292-8710	Rehab duplex; ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	2	100%	0	0%
	851 Magnolia	851 Magnolia Ave E	ESNDC 651-771-1152	New construction; ownership [HRA]	2005	Pemberton, Sheri	1	0	0%	0	0%	0	0%	1	100%	0	0%
	844 Marion St	844 Marion Street	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	870 Marion St	870 Marion Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	937 Marshall	937 Marshall Avenue	Community NHS 651-292-8710	Rehab; duplex house move, ownership	2002	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	50%

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# Housing Projects Scorecard

07/01/2008

Single Family/DI																		
Project Information		Project Cost			Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private	
	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
	TDC (TDC/DU)	Redev./Proj. Extraord. Cat (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra-ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)	
Name																		
CLOSED PROJECTS																		
123 Acker St E	304,989	0	0	304,989	0	304,989	146,464	120,000	38,525	57,732	0	0	49,257	0	53,495	28,866	198,000	
	152,495	0	0	152,495	0%	152,495	82.56	39%	13%	28,866	0	0	24,629	0	53,495	28,866	65%	
173 Acker St E	178,546	0	0	178,546	0	178,546	144,601	5,300	28,645	18,865	5,300	0	8,381	0	32,546	24,165	146,000	
	178,546	0	0	178,546	0%	178,546	94.63	3%	16%	18,865	5,300	0	8,381	0	32,546	24,165	82%	
1063 Marshall house move/861 Aurora	181,000	0	0	181,000	0	181,000	145,000	11,000	25,000	0	11,000	0	0	0	11,000	11,000	170,000	
	181,000	0	0	181,000	0%	181,000	104.17	6%	14%	0	11,000	0	0	0	11,000	11,000	94%	
659 Blair Ave	193,080	0	0	193,080	0	193,080	155,695	6,900	30,485	4,981	5,099	0	20,000	0	30,080	10,080	163,000	
	193,080	0	0	193,080	0%	193,080	91.48	4%	16%	4,981	5,099	0	20,000	0	30,080	10,080	84%	
662 Blair Ave	278,500	0	0	278,500	0	278,500	172,900	75,000	30,600	49,000	0	0	79,500	0	128,500	49,000	150,000	
	278,500	0	0	278,500	0%	278,500	144.08	27%	11%	49,000	0	0	79,500	0	128,500	49,000	54%	
691 Blair Ave	265,067	35,607	0	229,460	0	229,460	160,368	35,000	34,092	70,269	0	0	0	0	70,269	70,269	194,798	
	265,067	35,607	0	229,460	0%	229,460	94.22	15%	15%	70,269	0	0	0	0	70,269	70,269	73%	
803 Buffalo Street	184,690	0	0	184,690	0	184,690	148,838	6,500	29,352	20,386	6,499	0	19,805	0	46,690	26,885	138,000	
	184,690	0	0	184,690	0%	184,690	100.03	4%	16%	20,386	6,499	0	19,805	0	46,690	26,885	75%	
691 Canton Street	203,809	0	0	203,809	0	203,809	171,713	7,440	24,656	0	4,290	0	0	0	4,290	4,290	199,519	
	203,809	0	0	203,809	0%	203,809	114.48	4%	12%	0	4,290	0	0	0	4,290	4,290	96%	
790 Capitol Heights	270,565	0	0	270,565	15,025	255,540	192,930	8,000	54,610	98,857	7,998	0	32,710	0	139,565	106,855	131,000	
	270,565	0	0	270,565	6%	255,540	120.58	3%	20%	98,857	7,998	0	32,710	0	139,565	106,855	48%	
934 Central Avenue West	109,700	0	0	109,700	0	109,700	74,395	30,355	4,950	50,000	0	0	20,000	0	70,000	50,000	39,700	
	109,700	0	0	109,700	0%	109,700	41.33	28%	5%	50,000	0	0	20,000	0	45,000	50,000	36%	
652 Cherry Street	218,617	0	0	218,617	0	218,617	148,372	70,245	0	48,600	0	0	21,200	0	69,800	48,600	148,817	
	218,617	0	0	218,617	0%	218,617	82.43	32%	0%	48,600	0	0	21,200	0	21,200	0	68%	
213 Congress West	184,918	0	0	184,918	0	184,918	145,409	14,800	23,463	5,119	14,799	0	20,000	0	39,918	19,918	145,000	
	184,918	0	0	184,918	0%	184,918	104.24	8%	13%	5,119	14,799	0	20,000	0	39,918	19,918	78%	
Cook/DeSoto Housing	1,040,000	0	0	1,040,000	0	1,040,000	845,000	100,000	95,000	0	0	0	0	0	0	0	1,040,000	
	208,000	0	0	208,000	0%	208,000	83.56	10%	9%	0	0	0	0	0	0	0	100%	
736 Dayton Ave	237,599	0	0	237,599	0	237,599	199,302	10,000	28,297	49,500	9,999	0	0	0	59,499	59,499	178,100	
	237,599	0	0	237,599	0%	237,599	120.72	4%	12%	49,500	9,999	0	0	0	59,499	59,499	75%	
893 Dayton	192,947	0	0	192,947	0	192,947	163,991	12,700	16,256	0	12,700	0	0	0	12,700	12,700	180,247	
	192,947	0	0	192,947	0%	192,947	126.83	7%	8%	0	12,700	0	0	0	12,700	12,700	93%	
1260 Dayton Ave	198,279	0	0	198,279	0	198,279	160,506	33,418	4,355	0	33,418	0	0	0	33,418	33,418	164,861	
	198,279	0	0	198,279	0%	198,279	107.94	17%	2%	0	33,418	0	0	0	33,418	33,418	83%	
452-454-458 Edmund Ave	445,340	3,600	0	441,740	0	441,740	372,640	17,100	52,000	0	17,097	0	0	0	4,274	4,274	428,243	
	111,335	900	0	110,435	0%	110,435	83.59	4%	12%	0	4,274	0	0	0	4,274	4,274	96%	
522-524 Edmund Ave	203,228	0	0	203,228	0	203,228	161,943	10,800	30,485	11,229	8,999	0	20,000	0	40,228	20,228	163,000	
	203,228	0	0	203,228	0%	203,228	95.15	5%	15%	11,229	8,999	0	20,000	0	40,228	20,228	80%	
675 Edmund Ave	209,670	1,500	0	208,170	0	208,170	115,865	70,000	22,305	39,999	0	0	61,671	0	101,670	39,999	108,000	
	209,670	1,500	0	208,170	0%	208,170	92.69	34%	11%	39,999	0	0	61,671	0	101,670	39,999	52%	
679 Edmund Ave	231,615	0	0	231,615	0	231,615	157,255	34,200	40,160	40,115	0	0	49,000	0	89,115	40,115	142,500	
	231,615	0	0	231,615	0%	231,615	207.46	15%	17%	40,115	0	0	49,000	0	89,115	40,115	62%	
683 Edmund Ave	201,257	0	0	201,257	0	201,257	160,621	9,900	30,736	26,357	9,900	0	20,000	0	56,257	36,257	145,000	
	201,257	0	0	201,257	0%	201,257	94.37	5%	15%	26,357	9,900	0	20,000	0	56,257	36,257	72%	
289 N Fairview	235,511	0	0	235,511	0	235,511	66,281	143,000	26,231	12,756	0	0	12,756	0	25,512	12,756	209,999	
	235,511	0	0	235,511	0%	235,511	35.87	61%	11%	12,756	0	0	12,756	0	25,512	12,756	89%	
843 Galter Street	186,922	8,900	0	178,022	0	178,022	143,998	6,099	27,925	19,455	6,099	0	10,368	0	35,922	25,554	151,000	
	186,922	8,900	0	178,022	0%	178,022	96.26	3%	16%	19,455	6,099	0	10,368	0	35,922	25,554	81%	
251-253 George Street	389,379	6,950	0	382,429	0	382,429	319,817	7,400	55,212	44,379	0	0	20,000	0	32,190	22,190	325,000	
	194,690	3,475	0	191,215	0%	191,215	103.50	2%	14%	22,190	0	0	10,000	0	32,190	22,190	83%	
426 Hatch Avenue	198,005	0	0	198,005	0	198,005	73,143	90,000	34,862	31,948	0	0	15,557	0	47,505	31,948	150,500	
	198,005	0	0	198,005	0%	198,005	101.59	45%	18%	31,948	0	0	15,557	0	47,505	31,948	76%	
1078-80 Iglehart House Move	265,990	0	0	265,990	0	265,990	205,444	8,925	51,621	27,065	8,925	0	0	0	17,995	17,995	230,000	
	132,995	0	0	132,995	0%	132,995	81.27	3%	19%	13,533	4,465	0	0	0	17,995	17,995	86%	
851 Magnolia	245,169	22,000	0	223,169	0	223,169	173,154	18,000	32,015	0	12,000	0	20,169	0	32,169	12,000	213,000	
	245,169	22,000	0	223,169	0%	223,169	123.68	8%	14%	0	12,000	0	20,169	0	32,169	12,000	87%	
844 Marion St	164,283	14,545	0	149,738	0	149,738	116,313	4,200	29,224	27,583	4,200	0	26,000	0	57,783	31,783	106,500	
	164,283	14,545	0	149,738	0%	149,738	121.16	3%	20%	27,583	4,200	0	26,000	0	57,783	31,783	65%	
870 Marion St	178,395	76,000	0	102,395	0	102,395	76,395	0	26,000	20,726	0	0	23,669	0	44,395	20,726	134,000	
	178,395	76,000	0	102,395	0%	102,395	105.52	0%	25%	20,726	0	0	23,669	0	44,395	20,726	75%	
937 Marshall	230,499	0	0	230,499	0	230,499	193,484	5,499	31,516	52,000	5,499	0	0	0	28,750	28,750	173,000	
	115,250	0	0	115,250	0%	115,250	65.06	2%	14%	26,000	2,750	0	0	0	28,750	28,750	75%	

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## Housing Projects Scorecard

07/01/2008

Project Information							A											Affordability										
											City Standards				LIHTC Standards				HUD Standards									
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%													
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent										
Closed (Cont'd)	CLOSED PROJECTS (CONT'D)																											
	376 E Page Street	376 East Page St	NeDA 651-292-9652	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	615 Park Street	615 Park Street	Greater Frogtown CDC 651-848-2021	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	1144 Pleasant Avenue/0 Monroe Ct	0 Monroe Court	Michael Campion 651-793-1000	New construction; ownership	2004	Mordorski, Paul	2	0	0%	0	0%	0	0%	0	0%	2	100%											
	843 Rice Street	843 Rice Street	NEAR 651-488-1039	Rehab; apartment	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%											
	203 Robie West	203 West Robie Street	D&J Remodeling 651-728-9909	New construction; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	0	0%	1	100%											
	687 St. Anthony	687 St. Anthony	Rondo Land Trust 651-221-9884	Rehab; house move, ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	Scattered Infill Housing	Bradley, Geranium, Case, Euclid, Fremont	Dayton's Bluff NHS 651-774-6995	New construction; ownership	2002	Pemberton, Sheri	10	1	10%	4	40%	3	30%	2	20%	0	0%											
	322 E Sidney	322 E Sidney	NeDA 651-292-9652	Rehab; ownership	2003	Smith, Dan	1	0	0%	0	0%	1	100%	0	0%	0	0%											
	582 State Street	582 State Street	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	1	100%	0	0%	0	0%	0	0%	0	0%											
	86 E. Sycamore Street	86 E. Sycamore Street	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	714 Thomas Avenue	714 Thomas Avenue	Greater Frogtown CDC 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%											
	607 Topping Street	607 Topping Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	641 Van Buren	641 Van Buren	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2003	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%											
	707 Virginia	707 Virginia	Greater Frogtown CDC & Habitat 651-848-2021	Rehab; ownership	2002	Hawkinson, Stephanie	1	0	0%	1	100%	0	0%	0	0%	0	0%											
	860 Western Ave	860 Western Ave	NEAR 651-488-1039	Rehab; ownership	2002	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	1560 Western Ave N	1560 Western Ave N	NEAR 651-488-1039	Rehab; ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	351 Winifred East	351 E. Winifred	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	184 East Winona	184 East Winona	NeDA 651-292-9652	New construction; ownership	2003	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
	207 Winona East	207 E. Winona	NeDA 651-292-9652	New construction; ownership	2002	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%											
1234 Woodbridge Street	1234 Woodbridge Street	SPARC 651-488-1039	Rehab; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%												
Subtotals							71	3	4.2%	11	15.5%	4	5.6%	44	62.0%	9	12.7%											
HABITAT CLOSED PROJECTS																												
Habitat Closed	715 Burr/Railroad Island Hsg Ptnshp	715 Burr Street	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	2	1	50%	1	50%	0	0%	0	0%	0	0%	0	0%									
	824 Capitol Hts	824 Capitol Hts	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%									
	284 Charles Ave	284 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%									
	361 Charles Ave	361 Charles Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%									
	579 DeSoto	579 DeSoto Street	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%									
	52 W. Geranium	52 W. Geranium	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%									
	429 Lafond Ave	429 Lafond Ave	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%									
	141 E Lawson	141 E Lawson	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%									
	944 Lawson	944 Lawson Ave E	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Pemberton, Sheri	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%									
	843 Magnolia	843 Magnolia	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%									

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Housing Projects Scorecard

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private
		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
		TDC (TDC/DU)	Redev./Prj. Extraord. Cost (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra- ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non- Profit Cost (subsidy)	City/HRA Direct/TIF/ Write-Down Cost (subsidy)	Private (% of TDC)
Name																		
Closed (Cont'd)	<b>CLOSED PROJECTS (C)</b>																	
	376 E Page Street	236,138	0	0	236,138	0	236,138	85,875	125,631	24,633	40,000	0	0	20,000	0	60,000	40,000	176,138
		236,138	0	0	236,138	0%	236,138	71,56	53%	10%	40,000	0	0	20,000	0	60,000	40,000	75%
	615 Park Street	233,446	0	0	233,446	10,800	222,646	181,601	6,500	34,545	68,238	6,498	0	28,710	0	103,446	74,736	130,000
		233,446	0	0	233,446	5%	222,646	122,70	3%	15%	68,238	6,498	0	28,710	0	103,446	74,736	58%
	1144 Pleasant Avenue/O Monroe Ct	398,176	3,000	0	395,176	0	395,176	358,978	0	36,200	0	0	0	0	0	0	0	398,176
		199,088	1,500	0	197,588	0%	197,588	156,90	0%	9%	0	0	0	0	0	0	0	100%
	843 Rice Street	89,900	0	0	89,900	0	89,900	61,300	17,300	11,300	6,700	0	0	0	0	6,700	6,700	83,200
		89,900	0	0	89,900	0%	89,900	68,11	19%	13%	6,700	0	0	0	0	6,700	6,700	93%
	203 Roble West	234,900	0	0	234,900	0	234,900	186,600	5,000	43,300	0	5,000	0	0	0	5,000	5,000	229,900
		234,900	0	0	234,900	0%	234,900	109,76	2%	18%	0	5,000	0	0	0	5,000	5,000	98%
	687 St. Anthony	194,235	0	0	194,235	0	194,235	141,931	5,700	33,607	66,706	5,699	0	28,710	0	101,115	72,405	93,120
		194,235	0	0	194,235	0%	194,235	120,69	3%	17%	66,706	5,699	0	28,710	0	101,115	72,405	48%
	Scattered Infill Housing	1,909,890	98,205	0	1,811,685	0	1,811,685	1,476,500	50,000	285,185	322,891	50,000	0	198,500	0	57,139	37,289	1,338,499
		190,989	9,821	0	181,169	0%	181,169	94,65	3%	16%	32,289	5,000	0	19,850	0	57,139	37,289	70%
	322 E Sidney	184,000	0	0	184,000	0	184,000	100,000	48,000	36,000	63,662	0	0	0	0	63,662	63,662	120,338
		184,000	0	0	184,000	0%	184,000	55,56	26%	20%	63,662	0	0	0	0	25,662	25,662	65%
	582 State Street	222,845	2,105	0	220,740	0	220,740	182,075	18,300	20,365	39,546	18,299	0	20,000	0	77,845	57,845	145,000
		222,845	2,105	0	220,740	0%	220,740	125,48	8%	9%	39,546	18,299	0	20,000	0	77,845	57,845	65%
	86 E. Sycamore Street	184,193	25,000	0	159,193	0	159,193	124,193	0	35,000	7,193	0	0	2,000	0	9,193	7,193	175,000
		184,193	25,000	0	159,193	0%	159,193	105,97	0%	22%	7,193	0	0	2,000	0	9,193	7,193	95%
	714 Thomas Avenue	229,000	0	0	229,000	0	229,000	62,000	140,000	27,000	35,000	0	0	39,000	0	74,000	35,000	155,000
		229,000	0	0	229,000	0%	229,000	36,43	61%	12%	35,000	0	0	39,000	0	74,000	35,000	68%
	607 Topping Street	247,649	85,000	0	162,649	0	162,649	119,718	0	42,931	30,555	0	0	27,194	0	57,749	30,555	189,900
		247,649	85,000	0	162,649	0%	162,649	82,35	0%	26%	30,555	0	0	27,194	0	57,749	30,555	77%
	641 Van Buren	263,194	0	0	263,194	0	263,194	165,000	92,194	6,000	46,000	0	0	30,000	0	76,000	46,000	187,194
		263,194	0	0	263,194	0%	263,194	96,94	35%	2%	46,000	0	0	30,000	0	76,000	46,000	71%
	707 Virginia	126,370	0	0	126,370	19,425	106,945	5,800	25,445	83,862	36,710	5,798	0	36,710	0	126,370	89,660	0
		126,370	0	0	126,370	15%	106,945	53,80	5%	20%	83,862	5,798	0	36,710	0	126,370	89,660	0%
	860 Western Ave	166,408	0	0	166,408	0	166,408	131,372	6,399	28,637	4,009	6,399	0	20,000	0	30,408	10,408	136,000
		166,408	0	0	166,408	0%	166,408	105,10	4%	17%	4,009	6,399	0	20,000	0	30,408	10,408	82%
	1560 Western Ave N	212,314	0	0	212,314	0	212,314	68,359	110,000	33,955	19,274	0	0	14,540	0	33,814	19,274	178,500
		212,314	0	0	212,314	0%	212,314	54,69	52%	16%	19,274	0	0	14,540	0	33,814	19,274	84%
	351 Winifred East	216,062	2,474	0	213,588	0	213,588	172,804	12,400	28,385	36,763	12,399	0	20,000	0	69,162	49,162	146,900
		216,062	2,474	0	213,588	0%	213,588	113,39	6%	13%	36,763	12,399	0	20,000	0	69,162	49,162	68%
	184 East Winona	232,800	2,250	0	230,550	0	230,550	168,081	13,900	48,569	40,000	13,900	0	20,000	0	73,900	53,900	158,900
		232,800	2,250	0	230,550	0%	230,550	115,44	6%	21%	40,000	13,900	0	20,000	0	73,900	53,900	68%
	207 Winona East	198,299	0	0	198,299	0	198,299	157,600	11,300	29,399	40,000	11,299	0	20,000	0	71,299	51,299	127,000
		198,299	0	0	198,299	0%	198,299	105,35	6%	15%	40,000	11,299	0	20,000	0	71,299	51,299	64%
	1234 Woodbridge Street	204,806	137,000	0	67,806	0	67,806	41,806	0	26,000	19,839	0	0	14,967	0	34,806	19,839	170,000
		204,806	137,000	0	67,806	0%	67,806	27,11	0%	38%	19,839	0	0	14,967	0	34,806	19,839	83%
	Subtotals	13,612,194	524,136	0	13,088,058	45,250	13,042,808	9,573,328	1,640,205	1,815,034	1,797,159	319,112	0	1,090,374	0			10,405,549
		191,721					183,702				13%	2%	0%	8%	0%			76%
Habitat Closed	<b>HABITAT CLOSED PRO</b>																	
	715 Burr/Railroad Island Hsg Ptnshp	359,250	9,250	0	350,000	0	350,000	321,000	25,000	4,000	9,250	25,000	0	0	0	17,125	17,125	325,000
		179,625	4,625	0	175,000	0%	175,000	102,62	7%	1%	4,625	12,500	0	0	0	17,125	17,125	90%
	824 Capitol Hts	169,499	0	0	169,499	0	169,499	159,000	6,500	3,999	0	6,499	0	0	0	6,499	6,499	163,000
		169,499	0	0	169,499	0%	169,499	106,28	4%	2%	0	6,499	0	0	0	6,499	6,499	96%
	284 Charles Ave	163,300	0	0	163,300	0	163,300	156,000	5,300	2,000	0	5,300	0	0	0	5,300	5,300	158,000
		163,300	0	0	163,300	0%	163,300	97,50	3%	1%	0	5,300	0	0	0	5,300	5,300	97%
	361 Charles Ave	196,000	0	0	196,000	0	196,000	169,850	16,000	10,150	0	0	0	0	0	0	0	196,000
		196,000	0	0	196,000	0%	196,000	121,32	8%	5%	0	0	0	0	0	0	0	100%
	579 DeSoto	168,000	9,999	0	158,001	0	158,001	156,000	1	2,000	0	10,000	0	0	0	10,000	10,000	158,000
		168,000	9,999	0	158,001	0%	158,001	89,19	0%	1%	0	10,000	0	0	0	10,000	10,000	94%
	52 W. Geranium	151,700	0	0	151,700	0	151,700	143,000	6,700	2,000	0	6,700	0	0	0	6,700	6,700	145,000
		151,700	0	0	151,700	0%	151,700	102,14	4%	1%	0	6,700	0	0	0	6,700	6,700	96%
	429 Lafond Ave	145,100	0	0	145,100	0	145,100	138,000	5,100	2,000	0	5,100	0	0	0	5,100	5,100	140,000
		145,100	0	0	145,100	0%	145,100	96,10	4%	1%	0	5,100	0	0	0	5,100	5,100	96%
	141 E Lawson	156,700	0	0	156,700	0	156,700	148,199	6,700	1,801	0	6,700	0	0	0	6,700	6,700	150,000
		156,700	0	0	156,700	0%	156,700	122,28	4%	1%	0	6,700	0	0	0	6,700	6,700	96%
	944 Lawson	230,200	0	0	230,200	2,799	227,401	181,501	30,000	15,900	0	29,999	0	30,201	0	60,200	29,999	170,000
		230,200	0	0	230,200	1%	227,401	121,32	13%	7%	0	29,999	0	30,201	0	60,200	29,999	74%
	843 Magnolia	163,501	15,000	0	148,501	0	148,501	146,500	1	2,000	0	15,000	0	0	0	15,000	15,000	148,501
		163,501	15,000	0	148,501	0%	148,501	101,74	0%	1%	0	15,000	0	0	0	15,000	15,000	91%

# Housing Projects Scorecard

07/01/2008

Project Information							Affordability										
A							City Standards				LIHTC Standards		HUD Standards				
Name	Location	Developer	Type/ Description	Year Closed	PED Project Manager	No. of Dwelling Units	Affordable @ 30%		Affordable @ 31 - 50%		Affordable @ 51 - 60%		Affordable @ 61 - 80%		Affordable @ > 80%		
							Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Habitat Closed Cont'd	918 Park Street	918 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Hawkinson, S. & Mordorski, P.	1	0	0%	1	100%	0	0%	0	0%	0	0%
	1031 Park Street	1031 Park Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	Ravoux Street	318 - 334 Ravoux Street	Habitat for Humanity 651-331-4090	New construction; ownership	2004		5	0	0%	5	100%	0	0%	0	0%	0	0%
	60 East Rose Street	60 East Rose Street	Habitat for Humanity 651-331-4090	New construction; ownership	2002		1	0	0%	1	100%	0	0%	0	0%	0	0%
	906 York	906 York Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2003	Pemberton, Sheri	1	1	100%	0	0%	0	0%	0	0%	0	0%
Subtotals							20	6	30%	14	70%	0	0%	0	0%	0	0%
SINGLE FAMILY COLLABORATIVE CLOSED							cumulative 100.0%										
Closed	26 W. Acker	26 West Acker Street	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	653 Aurora	653 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	667 Aurora	667 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	671 Aurora	671 Aurora Avenue	Model Cities & Aurora St. Anthony 651-632-8343	New construction; ownership [HRA]	2005	Hawkinson, Stephanie	1	0	0%	0	0%	0	0%	1	100%	0	0%
	787 Buffalo	787 Buffalo	SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	292 Burgess Street	292 Burgess Street	Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	0	0%	1	100%	0	0%	0	0%
	294 Burgess Street	294 Burgess Street	Community NHS 651-292-8710	New construction; ownership	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	730 Capitol Heights	730 Capitol Heights	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2005	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	294 Charles	294 Charles	GFCCD & GMHC 651-848-2021	New construction; ownership [HRA]	2005	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	800 Concordia	800 Concordia	Rondo Community Land Trust/Habitat 651-221-9884	New Construction; ownership [HRA]	2004	Hawkinson, S	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 W. Cottage Avenue	232 W. Cottage Avenue	Habitat for Humanity 651-331-4090	New construction; ownership	2005	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	63 Front Avenue	63 Front Avenue	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	2	0	0%	0	0%	0	0%	1	50%	1	50%
	844 Gallier	844 Gallier	SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%
	255-257 George Street	255-257 George Street	NeDA 651-292-9652	House move; rehab to duplex	2003	Lee, Shoua	2	0	0%	0	0%	0	0%	0	0%	2	100%
	104 Litchfield	104 Litchfield	SPARC 651-488-1039	New construction; ownership [HRA]	2004	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	368 East Page	368 East Page Street	NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	0	0%	1	100%
	372 East Page	372 East Page Street	NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	380 E. Page	380 East Page	NeDA 651-292-9652	New construction; ownership	2004	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	915 Sherburne	915 Sherburne	Habitat for Humanity 651-331-4090	New construction; ownership [HRA]	2003	Lee, Shoua	1	0	0%	1	100%	0	0%	0	0%	0	0%
	1464 Sherburne	1464 Sherburne	SPARC 651-488-1039	Rehab; ownership	2005	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	232 Victoria Street	232 Victoria Street	Community NHS 651-292-8710	Rehab; house move, ownership	2003	Mordorski, Paul	1	0	0%	0	0%	0	0%	1	100%	0	0%
	682 Western	682 Western	Greater Frogdown CDC 651-848-2021	New construction; ownership	2005	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%
	Westminster Junction/Bruce Vento	Clark, Desoto, Whitall, Burr, Jessie	ESNDC 651-771-1152	New construction; ownership [HRA]	2004	Pemberton, Sheri	6	0	0%	2	33%	0	0%	4	67%	0	0%
Subtotals							30	0	0%	7	23%	2	7%	17	57%	4	13%
SINGLE FAMILY DUPLEX DEVELOPMENT							cumulative 50%										
920 Jackson	920 Jackson	Habitat for Humanity 651-331-4090	New construction; ownership	NA	Mordorski, Paul	1	0	0%	1	100%	0	0%	0	0%	0	0%	0
637 Oakdale	637 Oakdale	NeDA 651-292-9652	New construction; ownership	NA	Lee, Shoua	1	0	0%	0	0%	0	0%	1	100%	0	0%	0
Subtotals							2	0	0%	1	50%	0	0%	1	50%	0	0%

Please see Definitions and Disclaimer on last page.

Prepared by PED

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## Housing Projects Scorecard

Project Information		Project Cost				Housing Cost		Dwelling Unit Cost			Public/Non-Profit Cost/Source					Cost versus Subsidy per DU		Private	
		B	C	D	E	F	G	H	I	J	K	L	M		N	O	P	Q	R
		TDC (TDC/DU)	Redev./Proj. Extrast. Cost (per DU)	Public Imprmnts (per DU)	Housing Costs (per DU)	Housing extra-ordinary Cost (% of Hsg Cost)	Dwelling Unit Cost (per DU)	Hard Construction (per GSF)	Land/Bldg (% of Hsg Cost)	Soft Costs (% of Hsg Cost)	City/HRA Direct (per DU)	HRA Land Write-Down (per DU)	City/HRA TIF (per DU)	Other Partners (per DU)	Bonds/Tax Credits (per DU)	Public/Non-Profit Cost (subsidy)	City/HRA Direct/TIF/Write-Down Cost (subsidy)	Private (% of TDC)	
Habitat Closed Cont'd	918 Park Street	165,800	0	0	165,800	0	165,800	156,000	7,800	2,000	0	7,800	0	0	0	0	7,800	7,800	158,000
		165,800	0	0	165,800	0%	165,800	104.28	5%	1%	0	7,800	0	0	0	0	7,800	7,800	95%
	1031 Park Street	167,842	4,342	0	163,500	0	163,500	156,199	5,500	1,801	4,342	5,500	0	0	0	0	9,842	9,842	158,000
		167,842	4,342	0	163,500	0%	163,500	108.47	3%	1%	4,342	5,500	0	0	0	0	9,842	9,842	94%
	Ravoux Street	800,000	0	0	800,000	0	800,000	800,000	0	0	0	0	0	0	0	0	0	0	800,000
		160,000	0	0	160,000	0%	160,000	106.67	0%	0%	0	0	0	0	0	0	0	0	100%
	60 East Rose Street	175,000	0	0	175,000	0	175,000	175,000	0	0	0	0	0	0	0	0	0	0	175,000
		175,000	0	0	175,000	0%	175,000	116.67	0%	0%	0	0	0	0	0	0	0	0	100%
	906 York	158,500	9,999	0	148,501	0	148,501	146,500	1	2,000	0	10,000	0	0	0	0	10,000	10,000	148,500
		158,500	9,999	0	148,501	0%	148,501	92.49	0%	1%	0	10,000	0	0	0	0	10,000	10,000	94%
Subtotals		3,370,392 168,520	48,590	0	3,321,802	2,799	3,319,003 165,950	3,152,749	114,603	51,651	13,592 0%	133,598 4%	0 0%	30,201 1%	0 0%	0	0	0	3,193,001 95%
SINGLE FAMILY COLLA																			
Closed	26 W. Acker	180,551	0	0	180,551	0	180,551	157,200	18,000	5,351	1,000	18,000	0	1,000	0	20,000	19,000	160,551	
		180,551	0	0	180,551	0%	180,551	104.80	10%	3%	1,000	18,000	0	1,000	0	20,000	19,000	89%	
	653 Aurora	229,794	0	0	229,794	0	229,794	173,093	11,700	45,001	20,000	10,700	0	20,000	0	50,700	30,700	179,094	
		229,794	0	0	229,794	0%	229,794	103.15	5%	20%	20,000	10,700	0	20,000	0	50,700	30,700	78%	
	667 Aurora	229,794	0	0	229,794	0	229,794	173,093	11,700	45,001	20,000	10,700	0	20,000	0	50,700	30,700	179,094	
		229,794	0	0	229,794	0%	229,794	103.15	5%	20%	20,000	10,700	0	20,000	0	50,700	30,700	78%	
	671 Aurora	229,894	0	0	229,894	0	229,894	173,093	11,800	45,001	20,000	10,800	0	20,000	0	50,800	30,800	179,094	
		229,894	0	0	229,894	0%	229,894	103.15	5%	20%	20,000	10,800	0	20,000	0	50,800	30,800	78%	
	787 Buffalo	239,279	0	0	239,279	0	239,279	184,947	15,700	38,632	14,679	15,700	0	10,000	0	40,379	30,379	198,900	
		239,279	0	0	239,279	0%	239,279	120.10	7%	16%	14,679	15,700	0	10,000	0	40,379	30,379	83%	
	292 Burgess Street	227,900	32,607	0	195,293	0	195,293	164,036	0	31,257	30,000	0	0	10,000	0	40,000	30,000	187,900	
		227,900	32,607	0	195,293	0%	195,293	113.13	0%	16%	30,000	0	0	10,000	0	40,000	30,000	82%	
	294 Burgess Street	230,500	32,607	0	197,893	0	197,893	161,171	0	36,722	30,000	0	0	10,000	0	40,000	30,000	190,500	
		230,500	32,607	0	197,893	0%	197,893	111.15	0%	19%	30,000	0	0	10,000	0	40,000	30,000	83%	
	730 Capitol Heights	211,201	0	0	211,201	0	211,201	180,800	25,001	5,400	1,500	25,000	0	14,701	0	41,201	26,500	170,000	
		211,201	0	0	211,201	0%	211,201	120.86	12%	3%	1,500	25,000	0	14,701	0	41,201	26,500	80%	
	294 Charles	245,031	0	0	245,031	0	245,031	190,845	20,001	34,185	8,516	20,000	0	8,515	0	37,031	28,516	208,000	
		245,031	0	0	245,031	0%	245,031	115.73	8%	14%	8,516	20,000	0	8,515	0	37,031	28,516	85%	
	800 Concordia	198,299	0	0	198,299	0	198,299	157,600	11,300	29,399	40,000	11,299	0	20,000	0	71,299	51,299	127,000	
		198,299	0	0	198,299	0%	198,299	105.07	6%	15%	40,000	11,299	0	20,000	0	71,299	51,299	64%	
	232 W. Cottage Avenue	199,158	0	0	199,158	0	199,158	151,000	36,358	11,800	0	36,357	0	10,000	0	46,357	36,357	152,801	
		199,158	0	0	199,158	0%	199,158	92.52	18%	6%	0	36,357	0	10,000	0	46,357	36,357	77%	
	63 Front Avenue	320,000	0	0	320,000	0	320,000	159,800	115,000	45,200	66,010	0	0	37,990	0	52,000	33,005	216,000	
		160,000	0	0	160,000	0%	160,000	98.40	36%	14%	33,005	0	0	18,995	0	52,000	33,005	68%	
	844 Gallier	233,000	0	0	233,000	0	233,000	170,800	18,100	44,100	10,000	18,100	0	10,000	0	38,100	28,100	194,900	
		233,000	0	0	233,000	0%	233,000	110.91	8%	19%	10,000	18,100	0	10,000	0	38,100	28,100	84%	
	255-257 George Street	452,821	2,950	0	449,871	75,920	373,951	292,959	12,500	68,493	50,000	0	0	33,000	0	41,500	25,000	369,821	
		226,411	1,475	0	224,936	17%	186,976	93.00	3%	15%	25,000	0	0	16,500	0	41,500	25,000	166%	
	104 Litchfield	241,166	0	0	241,166	0	241,166	184,487	16,200	39,479	14,566	16,200	0	10,000	0	40,766	30,766	200,400	
		241,166	0	0	241,166	0%	241,166	123.98	7%	16%	14,566	16,200	0	10,000	0	40,766	30,766	83%	
	368 East Page	216,045	1,300	0	214,745	0	214,745	162,758	22,670	29,316	30,000	0	0	20,000	0	50,000	30,000	166,045	
		216,045	1,300	0	214,745	0%	214,745	140.07	11%	14%	30,000	0	0	20,000	0	50,000	30,000	77%	
	372 East Page	223,076	0	0	223,076	0	223,076	164,598	23,291	35,187	30,000	0	0	20,000	0	50,000	30,000	173,076	
		223,076	0	0	223,076	0%	223,076	133.60	10%	16%	30,000	0	0	20,000	0	50,000	30,000	78%	
	380 E. Page	223,151	0	0	223,151	0	223,151	166,515	23,291	33,345	30,000	0	0	20,000	0	50,000	30,000	173,151	
		223,151	0	0	223,151	0%	223,151	136.71	10%	15%	30,000	0	0	20,000	0	50,000	30,000	78%	
	915 Sherburne	196,000	0	0	196,000	0	196,000	169,850	16,000	10,150	7,500	16,000	0	7,500	0	31,000	23,500	165,000	
		196,000	0	0	196,000	0%	196,000	121.32	8%	5%	7,500	16,000	0	7,500	0	31,000	23,500	84%	
	1464 Sherburne	223,000	125,000	0	98,000	0	98,000	63,000	0	35,000	15,000	0	0	15,000	0	30,000	15,000	193,000	
		223,000	125,000	0	98,000	0%	98,000	57.22	0%	36%	15,000	0	0	15,000	0	30,000	15,000	87%	
	232 Victoria Street	223,439	0	0	223,439	0	223,439	192,489	6,375	24,575	39,500	6,375	0	28,564	0	74,439	45,875	149,000	
		223,439	0	0	223,439	0%	223,439	121.52	3%	11%	39,500	6,375	0	28,564	0	74,439	45,875	67%	
	682 Western	247,000	0	0	247,000	0	247,000	208,709	12,000	26,291	20,000	12,000	0	32,000	0	64,000	32,000	183,000	
		247,000	0	0	247,000	0%	247,000	149.08	5%	11%	20,000	12,000	0	32,000	0	64,000	32,000	74%	
	Westminster Junction/Bruce Vento	1,240,004	5,106	0	1,234,898	0	1,234,898	1,011,501	105,000	118,397	46,040	105,000	0	128,964	0	46,667	25,173	960,000	
		206,667	851	0	205,816	0%	205,816	30.18	9%	10%	7,673	17,500	0	21,494	0	46,667	25,173	77%	
Subtotals		6,460,103 215,337	199,570	0	6,260,533	75,920	6,184,613 206,154	4,814,344	531,987	837,282	544,311 8%	332,231 5%	0 0%	507,234 8%	0 0%	0	0	5,076,327 79%	
SINGLE FAMILY DUPL																			
	920 Jackson	209,800	0	0	209,800	0	209,800	146,500	46,500	16,800	0	46,500	0	10,000	0	56,500	46,500	153,300	
		209,800	0	0	209,800	0%	209,800	97.67	22%	8%	0	46,500	0	10,000	0	56,500	46,500	73%	
	637 Oakdale	249,962	0	0	249,962	0	249,962	183,521	20,000	46,441	29,962	20,000	0	20,000	0	69,962	49,962	180,000	
		249,962	0	0	249,962	0%	249,962	122.35	8%	19%	29,962	20,000	0	20,000	0	69,962	49,962	72%	
Subtotals		459,762 229,881	0	0	459,762	0	459,762	330,021	66,500	63,241	29,962 7%	66,500 14%	0 0%	30,000 7%	0 0%	0	0	333,300 72%	

## Housing Projects Scorecard

07/01/2008

### ***Definitions and Disclaimer***

**Closed Projects:** Projects which have all the financing closed to completely develop the project or a full building permit has been issued.

**Development Projects:** Projects where there is site control and an identified developer who is in the final stages of securing financing, and projects that will close and begin construction during the current calendar year.

**Pre-Development Projects:** Projects where there is site control and an identified developer who has preliminarily identified financing and is working toward completing all pre-development activities.

**Conceptual Projects:** Projects that have site identification but are only in the concept state with no firm development plans, developer or financing identified.

**Developer:** If **UNKNOWN** listed, HRA will accept proposals for housing development.

**Type/Description:** If **[HRA]** or **[CITY]** listed, the property is all or partly owned by the HRA or CITY.

**TDC:** Total Development Cost

**DU:** Dwelling Units

**PBA Units:** Section 8 Project Based Units are displayed when the units are approved by HUD and reported by the Saint Paul PHA.

**Redevelopment/Project Extraordinary Costs** include items such as public improvements, site assembly (acquisition, relocation, demolition), extraordinary site preparation, environmental remediation, extraordinary costs non-housing related, etc., including commercial costs.

**Housing Extraordinary Costs** include items such as extraordinary operating reserves, community rooms and shared space (other than hallways or lobbys), extraordinary historic requirements, etc.

**GSF:** Gross Square Feet of **finished living and related areas**; does not include garages/parking structures, unfinished basements

**Public/Non-Profit Costs:** any amount that are part of the TDC that are funded by public/non-profit sources of funds

**City/HRA Direct:** includes CDBG, HOME, STAR, HRA and other cash sources

**City/HRA TIF:** includes all costs funded by Tax Increment Financing

**Subsidy:** 100% for grants, forgivable loans, tax credits and TIF; amount less for amortized loans and bonds, dependent on risk rating and below-market interest rate; sales price write-down, waiver of fees, etc.

**Affordability/City Standards:** The City of Saint Paul is committed to producing at least 20% of new production units affordable to households at or below 50% of the area median income, with 10% of the units affordable at 30% of the area median (a total of 1,000 units of affordable housing within Housing 5000: 500 of the units will be affordable to households at or below 30% of the area median income and 500 units will be affordable to households between 31-50% of the area median income). Area median income is determined by HUD.

**LIHTC Standards:** Projects utilizing Federal Low Income Housing Tax Credits are required to produce units affordable to households at a maximum of 60% of the area median income.

**HUD Standards:** Projects utilizing Federal Housing & Urban Development funds are required to produce units affordable to households at a maximum of 80% of the area median income.

Housing Projects Scorecard

07/01/2008

Definitions and Disclaimer - Continued

**Median Income:** The U.S. Department of Housing and Urban Development (HUD) annually establishes the area median income (AMI) for all parts of the country including the Twin Cities metropolitan area. The HUD established AMI is for a family of four and is then adjusted for family size, as set forth in the following chart.

Current Area Median Income (AMI): \$77,000

% of AMI	1 person	2 persons	3 persons	4 persons
30%	16,150	18,500	20,800	23,100
50%	26,950	30,800	34,650	38,500
80%	40,600	46,400	52,200	58,000
100%	53,900	61,600	69,300	77,000

**Disclaimer:**  
The foregoing document is for information purposes only and is deemed reliable but not guaranteed. Information is subject to change without notice, and does not constitute a binding obligation on the part of either the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) and the City of Saint Paul, Minnesota, nor are either parties responsible for any omissions or errors. Except for Closed Projects, all items are subject to final negotiations and approval, the sources of funds may not be an actual commitment or approval of funds by the City/HRA or any other funding partner and developers listed for projects are also subject to change.